

# \$399,000 - 507, 303 13 Avenue Sw, Calgary

MLS® #A2228687

**\$399,000**

2 Bedroom, 2.00 Bathroom, 778 sqft

Residential on 0.00 Acres

Beltline, Calgary, Alberta

LUXURY TWO BEDROOM TWO BATH CONDO IN "THE PARK". Amenity-rich building located right across from Central Memorial Park and public tennis courts. Steps from everything "downtown offices, restaurants and retail on 17th Avenue. This condo offers a FITNESS ROOM, SOCIAL ROOM WITH ROOF TOP GARDEN AND BARBECUE AREA, GUEST SUITE, BIKE STORAGE, CONCIERGE. This unit offers unobstructed views of the park and tennis courts across the street (designated historical sites to the north and east protect the view). The living/ dining area is flooded with light, the kitchen offers stainless steel appliances (dishwasher is one year old), granite counters, lots of cupboard space. The primary bedroom has a 4-piece ensuite and walk-in closet. A good-sized second bedroom and second bath with granite counters. Full-size stacking washer and dryer. Titled underground parking and guest parking too!

Built in 2015

## Essential Information

MLS® #	A2228687
Price	\$399,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	778



Acres	0.00
Year Built	2015
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

### **Community Information**

Address	507, 303 13 Avenue Sw
Subdivision	Beltline
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2R 0Y9

### **Amenities**

Amenities	Bicycle Storage, Community Gardens, Elevator(s), Guest Suite, Party Room, Storage, Visitor Parking
Parking Spaces	1
Parking	Parkade, Secured, Stall, Titled, Underground
# of Garages	1

### **Interior**

Interior Features	Granite Counters, Open Floorplan, Storage
Appliances	Dishwasher, Electric Stove, Range Hood, Refrigerator, Washer/Dryer, Window Coverings
Heating	Fan Coil, Natural Gas
Cooling	Full
# of Stories	18
Basement	None

### **Exterior**

Exterior Features	Garden, Tennis Court(s), Uncovered Courtyard
Roof	Membrane
Construction	Brick, Concrete, Metal Siding
Foundation	Poured Concrete

### **Additional Information**

Date Listed	June 9th, 2025
-------------	----------------

Days on Market7

ZoningCC-MH

Listing Details

Listing OfficeRE/MAX Realty Professionals



Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.