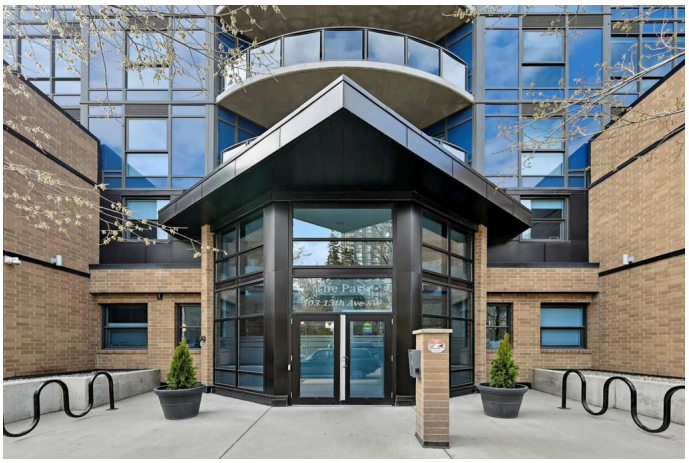
$479,000 - 404, 303 13 Avenue Sw, Calgary

MLS® #A2216139

$479,000
2 Bedroom, 2.00 Bathroom, 850 sqft
Residential on 0.00 Acres



Beltline, Calgary, Alberta

Beautiful and bright, this 2-bedroom, 2-bathroom executive corner unit in The Park offers a rare opportunity to own in one of downtown Calgaryâ€™s most desirable locations. Enjoy breathtaking views of Memorial Park, Haultain Park, and the historic Sandstone Library through floor-to-ceiling windows in this bright northeast-facing suite. This home exudes exceptional pride of ownership and is hitting the market for the very first time. The open-concept layout features low-maintenance tile flooring, granite countertops, upgraded stainless steel appliances, and brand-new laminate flooring in both bedrooms (2024). The primary suite includes a walk-through closet and luxurious private ensuite 4-piece bathroom. Additional highlights include in-suite laundry, a balcony with gas line for BBQ, and central A/C. This unit comes with one heated underground parking stall near the elevator, a separate storage locker, and access to premium amenities: fitness centre, guest suite, lounge/patio, and bike storage. Ideally located in the Beltline, steps from the downtown core, 17th Ave, Stampede Park, and Elbow River pathways. Walkable, stylish, and move-in ready â€” this is urban living at its finest. Call your favourite realtor today to book a showing!

Built in 2015

Essential Information

MLS® #	A2216139
Price	$479,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	850
Acres	0.00
Year Built	2015
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

Community Information

Address	404, 303 13 Avenue Sw
Subdivision	Beltline
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2R 0Y9

Amenities

Amenities	Bicycle Storage, Elevator(s), Fitness Center, Guest Suite, Party Room, Recreation Facilities, Recreation Room, Secured Parking
Parking Spaces	1
Parking	Parkade, Stall, Titled, Underground

Interior

Interior Features	Granite Counters, Kitchen Island
Appliances	Dishwasher, Dryer, Electric Stove, Microwave, Range Hood, Refrigerator, Washer, Window Coverings
Heating	Forced Air, Natural Gas, Fan Coil
Cooling	Central Air
# of Stories	19

Exterior

Exterior Features	Balcony
Construction	Brick, Concrete

Additional Information

Date Listed	May 1st, 2025
Days on Market	1
Zoning	CC-MH

Listing Details

Listing Office	Real Broker

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