

404, 303 13 Avenue SW
Calgary, Alberta
MLS # A2216139

\$479,000

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|------------------|-------------------------------------|---------------|-------------------|
| Division: | Beltline | | |
| Type: | Residential/High Rise (5+ stories) | | |
| Style: | Apartment-Single Level Unit | | |
| Size: | 850 sq.ft. | Age: | 2015 (10 yrs old) |
| Beds: | 2 | Baths: | 2 |
| Garage: | Parkade, Stall, Titled, Underground | | |
| Lot Size: | - | | |
| Lot Feat: | - | | |

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|--------------------|-----------------------------------|-------------------|--------|
| Heating: | Fan Coil, Forced Air, Natural Gas | Water: | - |
| Floors: | Ceramic Tile, Laminate | Sewer: | - |
| Roof: | - | Condo Fee: | \$ 772 |
| Basement: | - | LLD: | - |
| Exterior: | Brick, Concrete | Zoning: | CC-MH |
| Foundation: | - | Utilities: | - |
| Features: | Granite Counters, Kitchen Island | | |

Inclusions: N/A

Beautiful and bright, this 2-bedroom, 2-bathroom executive corner unit in The Park offers a rare opportunity to own in one of downtown Calgary'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 — this is urban living at its finest. Call your favourite realtor today to book a showing!