

# \$438,900 - 801, 303 13 Avenue Sw, Calgary

MLS® #A2228383

**\$438,900**

2 Bedroom, 2.00 Bathroom, 831 sqft

Residential on 0.00 Acres

Beltline, Calgary, Alberta

**\*\*SELLER IS OFFERING TO PAY FIRST 3 MONTHS OF CONDO FEES\*\*** Imagine waking up in your **BRIGHT 8TH FLOOR** condo, the city stretching out beyond your windows and **CENTRAL MEMORIAL PARK** just below, its treetops shifting gently in the morning breeze. You slip on your shoes and take a short walk to **The BELTLINER** for breakfast â€” maybe your usual, maybe something new â€” then swing by **DEVILLE COFFEE** for your daily latte. Back at home, your **OFFICE** faces the **PARK**, making work-from-home days feel anything but ordinary. A quick lunch break in your **OPEN CONCEPT KITCHEN**, where **QUARTZ** countertops and **STAINLESS** appliances make even the simplest meals feel special, then youâ€™re off to the **FITNESS CENTER** downstairs to clear your head and move your body. The sun is shining, so you head to the **THIRD-FLOOR PATIO & SOCAIL ROOM** a hidden gem shared by the buildingâ€™s residents. You breathe in the fresh air, admire the **COMMUNITY GARDENS**, and strike up a friendly conversation with a neighbour from the 5th floor youâ€™ve chatted with before â€” just one of the reasons this building feels like home. As evening approaches, youâ€™re weighing dinner options. **NATIVE TOUNGE** OR **PAT & BETTT'S** ? Either way, youâ€™ll pick up a bottle of your favourite Pinot Noir from **VIN ARTS** to unwind with after a few rounds of tennis at nearby **HAULTAIN PARK**. With **STAMPEDE** season just around the



corner, you make a mental note to book the GUEST SUITE for your friends visiting from out East. Youâ€™re excited to be so close to the grounds â€“ not to mention just MINUTES from the buzz of 17th Ave and the Mission District. Itâ€™s shaping up to be a fun summer. Inside your condo, FLOOR-TO-CEILING windows, STYLISH TILE FLOORS and a SMART, FUNCTIONAL layout make every moment feel easy and elevated. The PRIMARY suite is a true retreat, with a walk-through closet and a sleek, modern ENSUITE. The 2ND BEDROOM offers versatility â€“ ideal for guests, a roommate, a larger office, or even your own creative space. Plus, the SEPARATE DEN is the perfect spot for a dedicated home office, extra storage, or a quiet reading nook â€“ whatever suits your lifestyle best. With TITLED UNDERGROUND PARKING, additional STORAGE, SECURE entry, BIKE STORAGE, and a WARM, WELCOMING COMMUNITY of neighbours, life at The Park is as connected as it is calm. CONDO FEES INCLUDE everything but electricity and internet â€“ and for your first THREE months here, you wonâ€™t even need to think about them, because the seller WILL PAY. This is more than a condo. Itâ€™s your everyday made better â€“ and itâ€™s waiting for you.

Built in 2015

### Essential Information

MLS® #	A2228383
Price	\$438,900
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	831
Acres	0.00
Year Built	2015

Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

### Community Information

Address	801, 303 13 Avenue Sw
Subdivision	Beltline
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2R 0Y9

### Amenities

Amenities	Bicycle Storage, Community Gardens, Elevator(s), Fitness Center, Guest Suite, Party Room, Recreation Facilities, Visitor Parking
Parking Spaces	1
Parking	Parkade, Underground

### Interior

Interior Features	Closet Organizers, Granite Counters, Kitchen Island, No Smoking Home, Open Floorplan, See Remarks
Appliances	Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer Stacked
Heating	Fan Coil, Forced Air
Cooling	Central Air
# of Stories	18

### Exterior

Exterior Features	Balcony
Construction	Brick, Mixed

### Additional Information

Date Listed	June 6th, 2025
Days on Market	57
Zoning	CC-MH

### Listing Details

Listing Office	Real Broker
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