

# \$489,900 - 202, 303 13 Avenue Sw, Calgary

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MLS® #A2237801

**\$489,900**

2 Bedroom, 2.00 Bathroom, 1,240 sqft

Residential on 0.00 Acres

Beltline, Calgary, Alberta

Welcome home to this Incredible opportunity to own an oversized 2 bed and 2 bath condo in the prestigious Park Building. This unit features high ceilings throughout, a gourmet kitchen with gorgeous granite countertops, modern glass tiles, rich cabinetry, stainless steel appliances and a large flat island perfect for entertaining. The dining area flows off of the kitchen area with views of the city. Cozy up in the living-room or unwind on the huge private balcony where you can enjoy a morning coffee or an evening BBQ while taking in the views of downtown Calgarys city skyline. The two bedrooms are both a generous size and are separated by the main living area allowing for a sense of privacy. The primary bedroom features a walk through closet and a stylish 4 piece ensuite. Complete with an oversized laundry-room with plenty of space to do your laundry and storage space. This unit has an added flex room and den for ample space for living with over 1240 sq ft. The building is well managed and has fantastic amenities including a Fitness center, Community Garden, Large Party-room with Patio, Guest suite, Bike storage, and a concierge. This unit includes a titled parking stall in the heated underground parkade as well as a titled storage. The location is unbeatable and only steps away from some of the finest entertainment and dining spots in the city. Close to top restaurants, parks, shopping and so many walking paths in the heart of downtown. This one is a must see to



appreciate the square-footage and desirable location.

Built in 2015

### Essential Information

MLS® #	A2237801
Price	\$489,900
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,240
Acres	0.00
Year Built	2015
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

### Community Information

Address	202, 303 13 Avenue Sw
Subdivision	Beltline
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2R 0Y9

### Amenities

Amenities	Bicycle Storage, Elevator(s), Fitness Center, Park, Parking, Party Room, Picnic Area, Playground, Recreation Facilities, Recreation Room, Secured Parking, Snow Removal, Storage, Trash, Visitor Parking
Parking Spaces	1
Parking	Enclosed, Garage Door Opener, Heated Garage, Parkade, Paved, Secured, Titled, Underground, Covered

### Interior

Interior Features	Bookcases, Breakfast Bar, Closet Organizers, Granite Counters, High Ceilings, Low Flow Plumbing Fixtures, No Animal Home, No Smoking Home, Storage, Vinyl Windows
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Appliances	Dishwasher, Garage Control(s), Microwave Hood Fan, Range, Refrigerator, Washer/Dryer, Window Coverings
Heating	Fan Coil, High Efficiency, Fireplace(s), Natural Gas
Cooling	Central Air, Full
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Electric, Living Room, Masonry
# of Stories	19

## Exterior

Exterior Features	Balcony, BBQ gas line, Lighting, Other
Roof	Tar/Gravel
Construction	Brick, Concrete, Glass
Foundation	Poured Concrete

## Additional Information

Date Listed	July 8th, 2025
Days on Market	22
Zoning	CC-MH

## Listing Details

Listing Office	CIR Realty
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