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

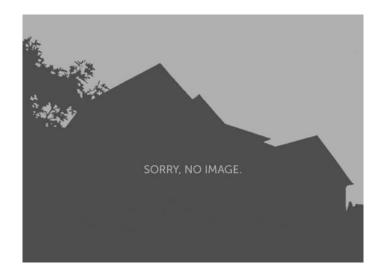
MLS® #A2237801

# \$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

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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