# \$275,000 - 709, 303 13 Avenue Sw, Calgary

MLS® #A2220903

## \$275,000

1 Bedroom, 1.00 Bathroom, 457 sqft Residential on 0.00 Acres

Beltline, Calgary, Alberta

Live beautifully above the Beltline in this sun-drenched, south-facing one-bedroom condo at The Parkâ€"complete with a gas line on your private balcony for BBQs and skyline sunsets. Perfect for first-time buyers or smart investors, this 7th-floor unit features stainless steel appliances, quartz countertops, in-suite laundry, and floor-to-ceiling windows that fill the space with light. This is a guiet, modern, concrete building with standout amenities: a rooftop patio with sweeping views, full fitness centre, social lounge, rentable guest suite, storage, underground parking, and concierge serviceâ€"ideal for both secure living and rental appeal. Just steps from Memorial Park, the historic library, tennis courts, cafes, and the C-Train, you're minutes from the Stampede Grounds and the downtown core. Titled underground parking and private storage included. Whether you're looking for a low-maintenance home base or a high-demand rental property, this one delivers. Book your private showing today.



### **Essential Information**

MLS® # A2220903 Price \$275,000

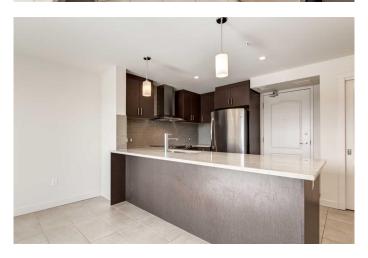
Bedrooms 1

Bathrooms 1.00

Full Baths 1







Square Footage 457
Acres 0.00
Year Built 2015

Type Residential Sub-Type Apartment

Style Single Level Unit

Status Active

## **Community Information**

Address 709, 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, Community

Gardens

Parking Spaces 1

Parking Parkade, Titled, Underground

### Interior

Interior Features Breakfast Bar, Closet Organizers, High Ceilings, Open Floorplan, Quartz

Counters, Vinyl Windows

Appliances Dishwasher, Dryer, Electric Stove, Microwave, Range Hood,

Refrigerator, Washer, Window Coverings

Heating Fan Coil, Natural Gas

Cooling Central Air

# of Stories 19
Basement None

#### **Exterior**

Exterior Features Balcony, BBQ gas line, Lighting

Roof Tar/Gravel

Construction Brick, Concrete
Foundation Poured Concrete

## **Additional Information**

Date Listed May 15th, 2025

Days on Market 5

Zoning CC-MH

# **Listing Details**

Listing Office Gravity Realty Group

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