

# \$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 "maybe your usual, maybe something new" 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 you'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 building'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 you've chatted with before just one of the reasons this building feels like home. As evening approaches, you're weighing dinner options. **NATIVE TOUNGE** OR **PAT & BETTT'S** ? Either way, you'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. You™re excited to be so close to the grounds – not to mention just MINUTES from the buzz of 17th Ave and the Mission District. It™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 – 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 – 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 – and for your first THREE months here, you won™t even need to think about them, because the seller WILL PAY. This is more than a condo. It™s your everyday made better – and it™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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