

# \$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 quiet, 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, youâ€™™re minutes from the Stampede Grounds and the downtown core. Titled underground parking and private storage included. Whether youâ€™™re looking for a low-maintenance home base or a high-demand rental property, this one delivers. Book your private showing today.

Built in 2015

## 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	1
Zoning	CC-MH

### **Listing Details**

Listing Office	Gravity Realty Group
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