

\$379,000 - 606, 303 13 Avenue Sw, Calgary

MLS® #A2098679

\$379,000

2 Bedroom, 2.00 Bathroom, 632 sqft

Residential on 0.00 Acres

Beltline, Calgary, Alberta

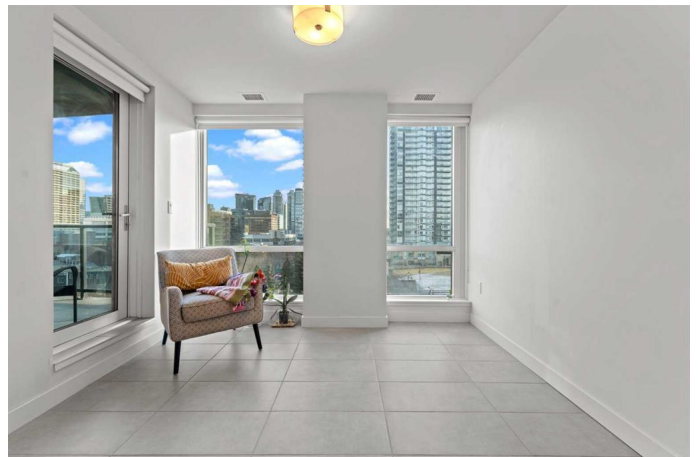
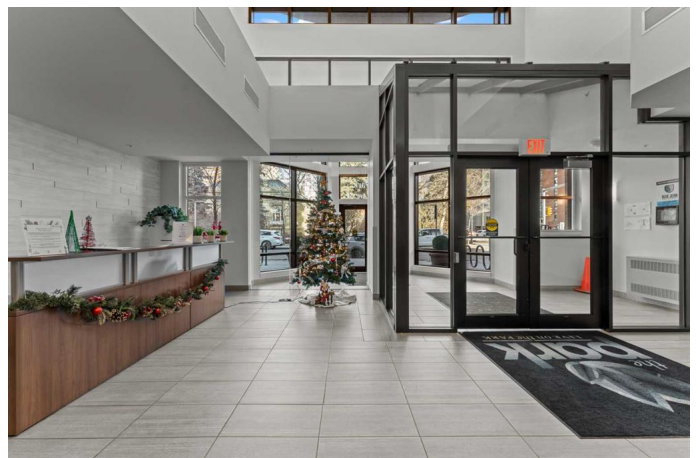
Welcome to The Park: Experience Urban Elegance in the Beltline's Heart. Discover luxury living in this exceptional 2-bedroom, 2-bathroom condominium in the Beltline, a symbol of urban sophistication. The residence combines elegance and functionality, ideal for a refined urban lifestyle.

Step into a space where comfort meets design. Bathed in natural light, it offers a serene, welcoming atmosphere. The open concept layout, adorned with a tasteful, neutral color palette, amplifies the sense of spaciousness and luxury. The modern kitchen boasts a large central island and top-notch stainless steel appliances.

Find tranquility in each bedroom. The master suite features a spacious closet and a luxurious 4-piece ensuite, creating a private sanctuary. The additional bedroom provides a cozy, peaceful retreat for relaxation.

Enjoy the expansive patio, a peaceful spot for unwinding and socializing, showcasing the best of relaxed outdoor urban living. This home includes underground parking, enhancing convenience. Its central location ensures easy access to the C-Train, schools, shops, banks, and restaurants.

Residents have access to a fitness center, a social room with a rooftop patio, guest suites, ample parking, and bike storage, enhancing



the luxurious, convenient lifestyle. Ideally situated, the property overlooks two parks. Nearby are Central Memorial Park's gardens and Haultain Park's playground and tennis courts. It's moments from 17th Avenue/4th Street SW's trendy shops and eateries, plus walking distance to river pathways, the Saddledome, and Repsol Centre. Proximity to Sheldon Chumir Health Centre adds to this inner-city gem's appeal.

Schedule a viewing to appreciate the charm and elegance of this premier city living choice.

Built in 2015

Essential Information

MLS® #	A2098679
Price	\$379,000
Sold Price	\$369,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	632
Acres	0.00
Year Built	2015
Type	Residential
Sub-Type	Apartment
Style	High-Rise (5+)
Status	Sold

Community Information

Address	606, 303 13 Avenue Sw
Subdivision	Beltline
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2R 0Y9

Amenities

Amenities	Clubhouse, Community Gardens, Fitness Center, Guest Suite, Visitor Parking
Parking Spaces	1
Parking	Parkade, Underground

Interior

Interior Features	Kitchen Island, Storage
Appliances	Dishwasher, Electric Stove, Microwave, Range Hood, Refrigerator, Washer/Dryer
Heating	Fan Coil, Forced Air
Cooling	Central Air
# of Stories	18

Exterior

Exterior Features	Courtyard, Playground, Tennis Court(s)
Construction	Concrete
Foundation	Poured Concrete

Additional Information

Date Listed	January 7th, 2024
Date Sold	March 6th, 2024
Days on Market	59
Zoning	CC-MH
HOA Fees	0.00

Listing Details

Listing Office	GREATER PROPERTY GROUP
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