

\$524,900 - 1503, 303 13 Avenue Sw, Calgary

MLS® #A2155491

\$524,900

2 Bedroom, 2.00 Bathroom, 745 sqft

Residential on 0.00 Acres

Beltline, Calgary, Alberta

Experience the pinnacle of urban elegance at The Park. Located mere steps to the downtown core, this urban masterpiece offers unparalleled comfort and convenience.

Adorned in natural light from the floor to ceiling windows and overlooking Central Memorial and Haultain Park, this incredible two-bedroom/two-bathroom condo features mesmerizing views spanning across the 609 sq ft wrap around deck. A large sitting area with outdoor patio overlooks the parks below and plays on the spectacular views of the Calgary Tower, while a well appointed chef's kitchen overlooks the main living area and is ideal for entertaining. This magnificent kitchen presents an open feel, stainless steel appliances, and granite counters. The private balcony is an ideal retreat for dinners al fresco or unwinding with a glass of wine as you take in those breathtaking views of the downtown skyline. The large primary retreat is separate from the other bedroom for the utmost privacy and is a tranquil sanctuary with a dedicated walk-thru closet leading to a 4pc ensuite. A second comfortably sized bedroom, full bath and convenient in-suite laundry completes the unit. Additionally, this fabulous unit comes with a titled parking stall; although buyers will appreciate the gas-saving advantages that downtown living offers, with its easy strolls to the Saddledome, 17 AV, entertainment district, and the shops and restaurants in vibrant Mission. This well maintained and managed condo building showcases a separate secured



bicycle storage and fitness centre (both located on the main floor), a charming guest suite and party room with a full kitchen, large TV and gathering area, and patio with BBQ for entertaining. Experience the ultimate urban living lifestyle as you make this truly wonderful condo your new home.

Built in 2015

Essential Information

MLS® #	A2155491
Price	\$524,900
Sold Price	\$518,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	745
Acres	0.00
Year Built	2015
Type	Residential
Sub-Type	Apartment
Style	High-Rise (5+)
Status	Sold

Community Information

Address	1503, 303 13 Avenue Sw
Subdivision	Beltline
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2R 0Y9

Amenities

Amenities	Elevator(s), Fitness Center, Guest Suite, Parking, Picnic Area, Recreation Room, Secured Parking, Snow Removal, Storage, Trash, Visitor Parking
Parking Spaces	1
Parking	Heated Garage, Parkade, Stall, Titled, Underground

Interior

Interior Features	Granite Counters, Low Flow Plumbing Fixtures, No Animal Home, No Smoking Home, Open Floorplan, Storage, Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Gas Stove, Range Hood, Refrigerator, Washer, Window Coverings
Heating	Fan Coil, Natural Gas
Cooling	Central Air
# of Stories	18

Exterior

Exterior Features	Courtyard, Fire Pit, Private Yard, Storage
Roof	Tar/Gravel
Construction	Brick, Concrete, Glass, Masonite

Additional Information

Date Listed	August 6th, 2024
Date Sold	September 13th, 2024
Days on Market	38
Zoning	CC-MH
HOA Fees	0.00

Listing Details

Listing Office	RE/MAX House of Real Estate
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