

# \$375,000 - 511, 303 13 Avenue Sw, Calgary

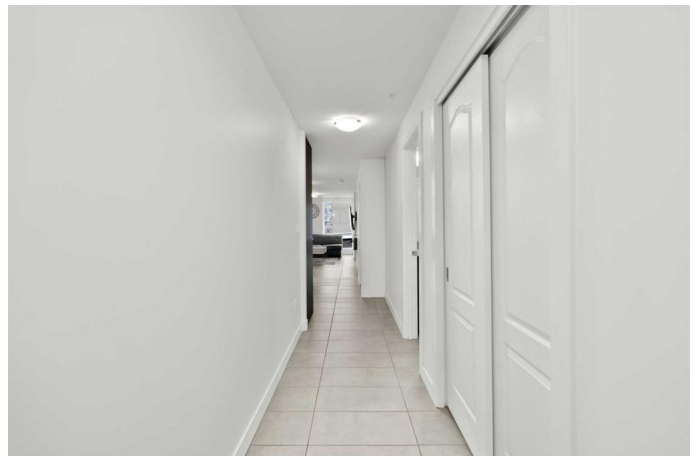
MLS® #A2195302

**\$375,000**

2 Bedroom, 2.00 Bathroom, 745 sqft  
Residential on 0.00 Acres

Beltline, Calgary, Alberta

**\*\*\*OPEN HOUSE SUNDAY APRIL 13th  
12-2pm\*\*\*** Maintenance-free, urban living awaits in this sophisticated 2 BEDROOM, 2 BATHROOM END UNIT condo in the amenity-rich "The Park" building. Located ACROSS FROM CENTRAL MEMORIAL PARK AND HAULTAIN PARK for tranquil green spaces and mere blocks to CALGARY'S PREMIER ENTERTAINMENT DISTRICT with nightlife, dining, pubs, diverse shops and much more right at your doorstep. FRESHLY PAINTED, this sophisticated unit INCLUDES ALL FURNITURE (except the BBQ) making it truly move-in ready! Titled UNDERGROUND PARKING with a STORAGE LOCKER, CENTRAL AIR CONDITIONING and GRANITE COUNTERTOPS further add to the luxuriousness of this stylish home. The private foyer greets guests and is equipped with a large closet for additional in-suite storage. Culinary adventures are inspired in the sleek, GOURMET KITCHEN boasting stainless steel appliances, granite countertops, a peninsula island with a casual eating bar, ample space for a dining room table and clear sightlines into the living room leading to unobstructed conversations. Curl up in front of the ELECTRIC FIREPLACE in the living room on cold winter evenings and enjoy your downtown in this relaxing space. Spend the warmer months on the adjacent balcony with a GAS LINE for simple summer barbecues while downtown WESTERLY VIEWS showcase



DAILY SUNSET VIEWS. The primary bedroom is a true owner's sanctuary with a WALK-THROUGH CLOSET that leads to your PRIVATE ENSUITE. The second bedroom is ideally located on the other side of the unit for ultimate privacy. A second full bathroom and IN-SUITE LAUNDRY further add to your comfort and convenience. The Park is a quiet CONCERT BUILDING with a modern aesthetic offering top-notch amenities including a fantastic ROOFTOP PATIO with a vegetable garden and infinite views, A SOCIAL ROOM, A WELL-EQUIPPED FITNESS CENTRE, A GUEST SUITE, BIKE STORAGE, CONCIERGE (no more lost packages!) and an unbeatable location mere moments to cafes, restaurants, shops, transit, the Stampede Grounds and the downtown core.

Built in 2015

### Essential Information

MLS® #	A2195302
Price	\$375,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	745
Acres	0.00
Year Built	2015
Type	Residential
Sub-Type	Apartment
Style	Apartment
Status	Active

### Community Information

Address	511, 303 13 Avenue Sw
Subdivision	Beltline
City	Calgary

County	Calgary
Province	Alberta
Postal Code	T2R 0Y9

### **Amenities**

Amenities	Community Gardens, Elevator(s), Fitness Center, Guest Suite, Secured Parking, Bicycle Storage, Party Room, Recreation Facilities, Recreation Room
Parking Spaces	1
Parking	Parkade, Titled, Underground, Heated Garage

### **Interior**

Interior Features	Low Flow Plumbing Fixtures, No Animal Home, No Smoking Home, Open Floorplan, Soaking Tub, Storage, Walk-In Closet(s), Breakfast Bar, Granite Counters
Appliances	Dishwasher, Electric Stove, Microwave, Range Hood, Refrigerator, Washer/Dryer, Window Coverings
Heating	Natural Gas, Fan Coil
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Living Room, Electric
# of Stories	19

### **Exterior**

Exterior Features	BBQ gas line, Lighting
Lot Description	Views
Roof	Tar/Gravel
Construction	Brick, Concrete
Foundation	Poured Concrete

### **Additional Information**

Date Listed	February 19th, 2025
Days on Market	50
Zoning	CC-MH

### **Listing Details**

Listing Office	eXp Realty
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