$389,900 - 801, 303 13 Avenue Sw, Calgary

MLS® #A2253919

$389,900
2 Bedroom, 2.00 Bathroom, 842 sqft
Residential on 0.00 Acres

Beltline, Calgary, Alberta

EXCEPTIONAL VALUE at $462/SQFT!! 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 â€” maybe your usual, maybe something new â€” 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 (including a BRAND NEW DISHWASHER) make even the simplest meals feel special, then youâ€™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 buildingâ€™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 youâ€™ve chatted with before â€” just one of the reasons this building feels like home. As evening approaches, youâ€™re weighing dinner options. NATIVE TOUNGE OR PAT & BETTY'S? Either way, youâ€™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. You make a mental note to book the GUEST

SUITE for your friends visiting from out East, youâ€™re excited to show them around being just MINUTES from the Stampede Grounds, and the buzz of 17th Ave and the Mission District. 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 â€” 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 â€” whatever suits your lifestyle best. With TITLED UNDERGROUND PARKING (68), additional STORAGE, SECURE entry, daily CONCIERGE, BIKE STORAGE, and a WARM, WELCOMING COMMUNITY of neighbours, life at The Park is as connected as it is calm. The Park is as connected as it is calm. CONDO FEES INCLUDE everything but electricity and internet. This is more than a condo. Itâ€™s your everyday made better.

Built in 2015

Essential Information

MLS® #	A2253919
Price	$389,900
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	842
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	Elevator(s), Fitness Center, Bicycle Storage, Community Gardens, 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, Range Hood, Refrigerator, Washer/Dryer Stacked
Heating	Forced Air, Fan Coil
Cooling	Central Air
# of Stories	18

Exterior

Exterior Features	Balcony
Construction	Brick, Mixed

Additional Information

Date Listed	September 5th, 2025
Days on Market	42
Zoning	CC-MH

Listing Details

Listing Office	Real Broker

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