

# \$415,000 - 810, 303 13 Avenue Sw, Calgary

MLS® #A2259352

**\$415,000**

2 Bedroom, 2.00 Bathroom, 801 sqft

Residential on 0.00 Acres

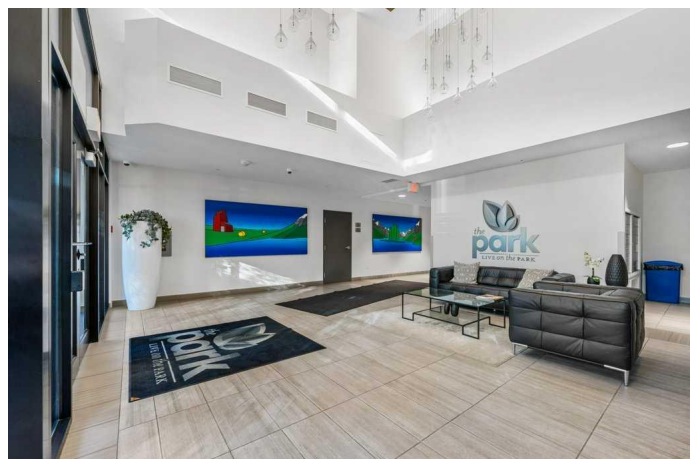
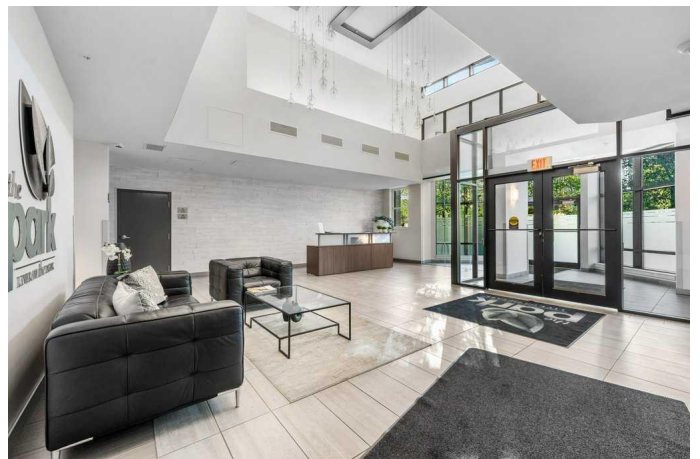
Beltline, Calgary, Alberta

Welcome to a home where downtown living is redefined. Perfectly positioned in one of the Beltline's most coveted locations, this sophisticated corner unit offers a rare blend of city vibrancy and park-side tranquility. Built in 2015, this two-bedroom, two-bathroom residence showcases unobstructed city and stunning mountain views with a sun-drenched, southwest exposure that fills every room with natural light.

Upon entry, youâ€™re greeted by a sense of thoughtful design, from the generous storage to the secondary bath with its elegant, tiled shower and heated floors. The heart of this home is a beautifully appointed U-shaped kitchen, featuring full-sized GE stainless steel appliances, a sleek glass subway tile backsplash, and granite countertops. The oversized island offers ample seating, making it an ideal space for entertaining.

The open living and dining areas are anchored by floor-to-ceiling windows and hardwood floors, creating a bright and expansive feel. A spacious primary bedroom is a true downtown rarityâ€”easily accommodating a king-sized bedâ€”and includes a custom-designed walk-in closet from California Closets to maximize storage. The primary ensuite is a private retreat, complete with a large soaker tub and heated floors.

Enjoy warm summer days and breathtaking



sunsets from your private west-facing patio, which overlooks Central Memorial Park and includes a gas line for your barbecue. The home is complete with in-suite laundry, A/C, titled parking, and two additional storage lockers.

The Park elevates living with its exceptional amenities, including a massive common patio with a community garden, a guest suite, a well-equipped gym, and visitor parking with EV charging. This prime address puts you moments from both the tourism-worthy restaurants of 1 St SW and the vibrant culture of the Beltline and 4 St SW, offering a truly walkable lifestyle.

Built in 2015

**Essential Information**

|                |                   |
|----------------|-------------------|
| MLS® #         | A2259352          |
| Price          | \$415,000         |
| Bedrooms       | 2                 |
| Bathrooms      | 2.00              |
| Full Baths     | 2                 |
| Square Footage | 801               |
| Acres          | 0.00              |
| Year Built     | 2015              |
| Type           | Residential       |
| Sub-Type       | Apartment         |
| Style          | Single Level Unit |
| Status         | Active            |

**Community Information**

|             |                       |
|-------------|-----------------------|
| Address     | 810, 303 13 Avenue Sw |
| Subdivision | Beltline              |
| City        | Calgary               |
| County      | Calgary               |
| Province    | Alberta               |
| Postal Code | T2R 0Y9               |

## Amenities

|                |                                                                                                             |
|----------------|-------------------------------------------------------------------------------------------------------------|
| Amenities      | Elevator(s), Fitness Center, Guest Suite, Party Room, Secured Parking, Snow Removal, Trash, Visitor Parking |
| Parking Spaces | 1                                                                                                           |
| Parking        | Heated Garage, Parkade, Secured, Titled, Underground                                                        |

## Interior

|                   |                                                                                                                 |
|-------------------|-----------------------------------------------------------------------------------------------------------------|
| Interior Features | Breakfast Bar, Closet Organizers, Granite Counters, Soaking Tub, Storage, Vaulted Ceiling(s), Walk-In Closet(s) |
| Appliances        | Dishwasher, Range Hood, Refrigerator, Stove(s), Washer/Dryer Stacked, Window Coverings                          |
| Heating           | Forced Air                                                                                                      |
| Cooling           | Central Air                                                                                                     |
| # of Stories      | 19                                                                                                              |

## Exterior

|                   |                                          |
|-------------------|------------------------------------------|
| Exterior Features | Courtyard, Garden, Private Yard, Storage |
| Construction      | Brick, Concrete, Stucco, Glass           |

## Additional Information

|                |                      |
|----------------|----------------------|
| Date Listed    | September 26th, 2025 |
| Days on Market | 24                   |
| Zoning         | CC-MH                |

## Listing Details

|                |             |
|----------------|-------------|
| Listing Office | Real Broker |
|----------------|-------------|

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