

# \$300,000 - 709, 303 13 Avenue Sw, Calgary

MLS® #A2204267

## \$300,000

1 Bedroom, 1.00 Bathroom, 457 sqft  
Residential on 0.00 Acres

Beltline, Calgary, Alberta

\*\*\*OPEN HOUSE Saturday, March 29

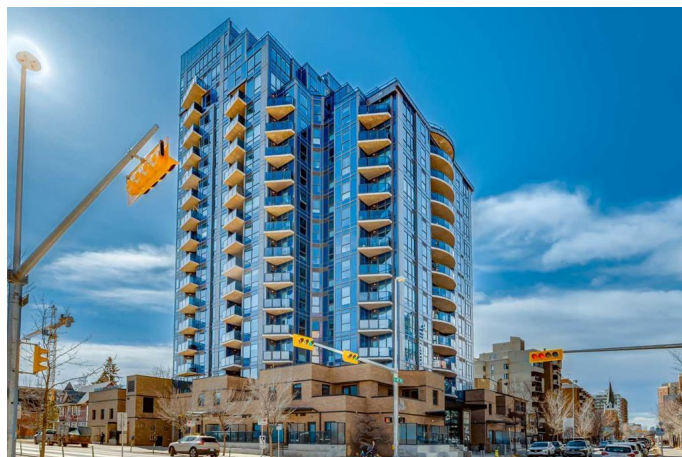
1-2pm\*\*\* Welcome to Unit 709 at The Park, located on the 7th floor with beautiful south-facing views in Calgary's Beltline.

This bright and well-maintained one-bedroom, one-bath condo features large windows that fill the space with natural light, modern quartz countertops, stainless steel appliances, and convenient in-unit laundry. Enjoy the vibrant city lifestyle with Memorial Park and the historic Memorial Park Library just across the street, as well as public tennis courts for outdoor recreation. The building offers great amenities including a gym, a party room for residents, and a guest suite available for rent when hosting out-of-town visitors. You'll also have secure underground parking and a storage locker. With easy access to shops, dining, parks, and transit, this unit offers comfortable and convenient city living. Please feel free to reach out for more information or to book a private showing.

Built in 2015

## Essential Information

MLS® #	A2204267
Price	\$300,000
Bedrooms	1
Bathrooms	1.00
Full Baths	1
Square Footage	457



Acres	0.00
Year Built	2015
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

### **Community Information**

Address	709, 303 13 Avenue Sw
Subdivision	Beltline
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2R 0Y9

### **Amenities**

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

### **Interior**

Interior Features	Breakfast Bar, Closet Organizers, Open Floorplan, Stone Counters
Appliances	Built-In Electric Range, Dishwasher, Dryer, Microwave, Range Hood, Refrigerator, Washer, Window Coverings
Heating	Fan Coil, Natural Gas
Cooling	Central Air
# of Stories	19

### **Exterior**

Exterior Features	Balcony
Construction	Brick, Concrete

### **Additional Information**

Date Listed	March 27th, 2025
Days on Market	7
Zoning	CC-MH

### **Listing Details**

Listing Office

Gravity Realty Group

Data is supplied by Pillar 9â„¸ MLSÂ® System. Pillar 9â„¸ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¸. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.