

# \$489,900 - 202, 303 13 Avenue Sw, Calgary

MLS® #A2237801

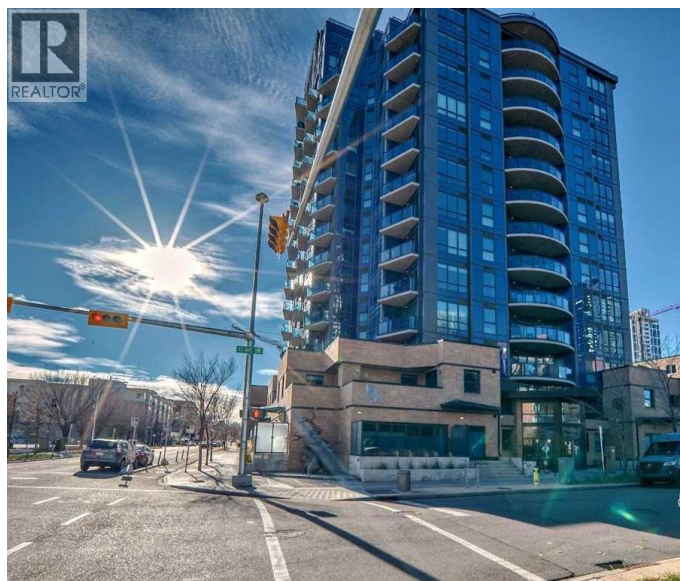
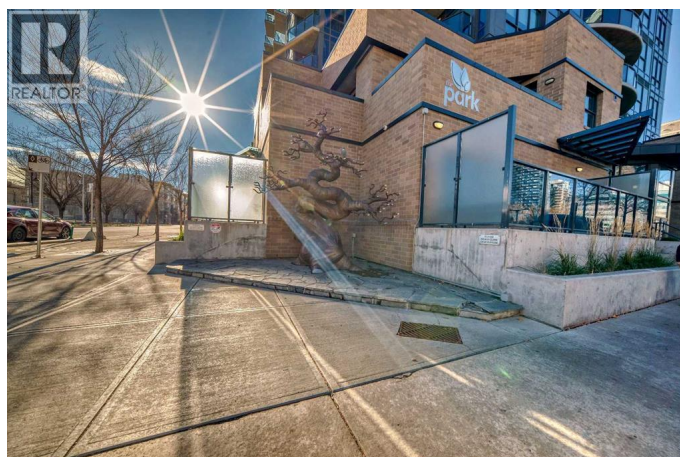
**\$489,900**

2 Bedroom, 2.00 Bathroom, 1,240 sqft

Single Family on 0.00 Acres

Beltline, Calgary, Alberta

Welcome home to this Incredible opportunity to own an oversized 2 bed and 2 bath condo in the prestigious Park Building. This unit features high ceilings throughout, a gourmet kitchen with gorgeous granite countertops, modern glass tiles, rich cabinetry, stainless steel appliances and a large flat island perfect for entertaining. The dining area flows off of the kitchen area with views of the city. Cozy up in the living-room or unwind on the huge private balcony where you can enjoy a morning coffee or an evening BBQ while taking in the views of downtown Calgary's city skyline. The two bedrooms are both a generous size and are separated by the main living area allowing for a sense of privacy. The primary bedroom features a walk through closet and a stylish 4 piece ensuite. Complete with an oversized laundry-room with plenty of space to do your laundry and storage space. This unit has an added flex room and den for ample space for living with over 1240 sq ft. The building is well managed and has fantastic amenities including a Fitness center, Community Garden, Large Party-room with Patio, Guest suite, Bike storage, and a concierge. This unit includes a titled parking stall in the heated underground parkade as well as a titled storage. The location is unbeatable and only steps away from some of the finest entertainment and dining spots in the city. Close to top restaurants, parks, shopping and so many walking paths in the heart of downtown. This one is a must see to



appreciate the square-footage and desirable location. (id:6289)

Built in 2015

**Essential Information**

Listing #	A2237801
Price	\$489,900
Bedrooms	2
Bathrooms	2.00
Square Footage	1,240
Acres	0.00
Year Built	2015
Type	Single Family
Sub-Type	Condominium/Strata

**Community Information**

Address	202, 303 13 Avenue Sw
Subdivision	Beltline
City	Calgary
Province	Alberta
Postal Code	T2R0Y9

**Amenities**

Amenities	Park, Playground, Recreation Nearby, Schools, Shopping, Exercise Centre, Party Room, Recreation Centre
Features	PVC window, Closet Organizers, No Animal Home, No Smoking Home, Gas BBQ Hookup, Parking
Parking Spaces	1
Parking	Covered, Garage, Heated Garage, Underground
# of Garages	1

**Interior**

Appliances	Refrigerator, Dishwasher, Range, Microwave Range Hood Combo, Window Coverings, Garage door opener, Washer & Dryer
Heating	Natural gas Other
Cooling	Central air conditioning, Fully air conditioned
Fireplace	Yes
# of Fireplaces	1

# of Stories                    19

**Exterior**

Exterior                    Brick, Concrete  
Construction            Poured concrete  
Foundation              Poured Concrete

**Listing Details**

Listing Office              CIR Realty



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Listing information last updated on October 14th, 2025 at 12:01am PDT