

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

MLS® #A2259352

**\$415,000**

2 Bedroom, 2.00 Bathroom, 801 sqft  
Residential on 0.00 Acres

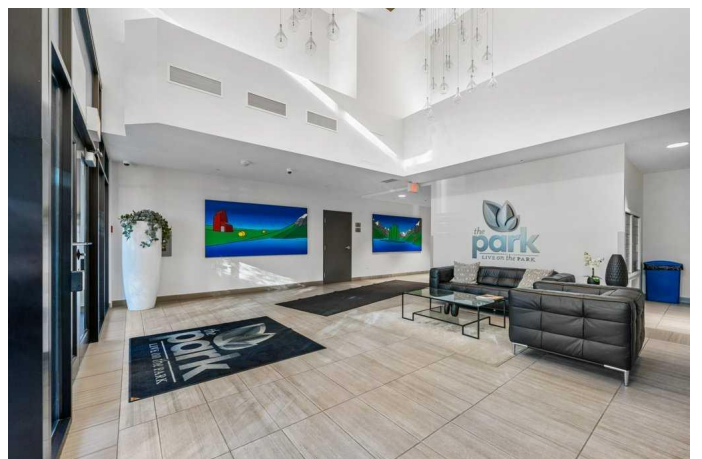
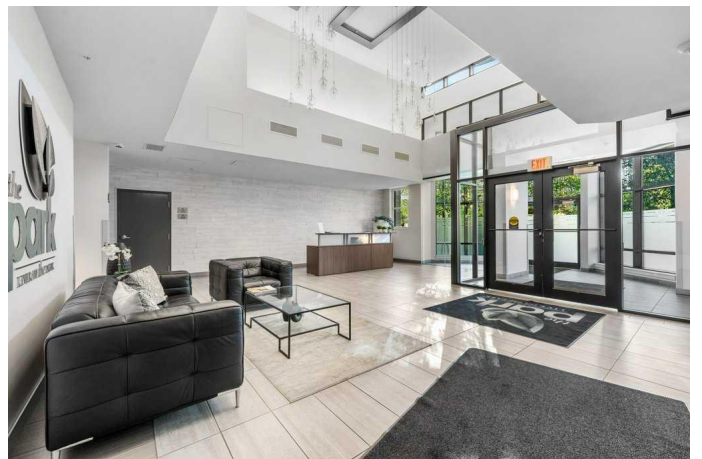
Beltline, Calgary, Alberta

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	25
Zoning	CC-MH

## Listing Details

Listing Office	Real Broker
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