

**1002, 303 13 Avenue SW**  
**Calgary, Alberta**

**MLS # A2282518**



**\$634,000**

|                  |   |               |                   |
|------------------|---|---------------|-------------------|
| <b>Division:</b> | Beltline                                    |               |                   |
| <b>Type:</b>     | Residential/High Rise (5+ stories)          |               |                   |
| <b>Style:</b>    | Apartment-Single Level Unit                 |               |                   |
| <b>Size:</b>     | 1,822 sq.ft.                                | <b>Age:</b>   | 2015 (11 yrs old) |
| <b>Beds:</b>     | 3   | <b>Baths:</b> | 2                 |
| <b>Garage:</b>   | Heated Garage, Parkade, Titled, Underground |               |                   |
| <b>Lot Size:</b> | -   |               |                   |
| <b>Lot Feat:</b> | -   |               |                   |

|                    |  |                   |          |
|--------------------|--|-------------------|----------|
| <b>Heating:</b>    | Boiler   | <b>Water:</b>     | -        |
| <b>Floors:</b>     | Ceramic Tile, Hardwood   | <b>Sewer:</b>     | -        |
| <b>Roof:</b>       | -  | <b>Condo Fee:</b> | \$ 1,675 |
| <b>Basement:</b>   | -  | <b>LLD:</b>       | -        |
| <b>Exterior:</b>   | Brick, Concrete, Glass   | <b>Zoning:</b>    | CC-MH    |
| <b>Foundation:</b> | -  | <b>Utilities:</b> | -        |
| <b>Features:</b>   | Double Vanity, Granite Counters, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan |                   |          |
| <b>Inclusions:</b> | n/a  |                   |          |

Luxury urban living in an unbeatable location. Calgary Downtown view and also the Rocky Mountain view. Welcome to The Park, this 10th floor spacious unit with brand new, expensive, hardwood flooring. It is ideally situated across from Central Memorial Park, this is a historical site, therefore, no new building will be in front of you, and just steps from 17th Avenue and the Mission District. This stunning condo offers over 1,820 sq ft of living space, plus 170 sq ft across two balconies, making it perfect for families and entertaining alike. The bright spacious, open-concept layout connects the gourmet kitchen, dining area, and living room, all framed by floor-to-ceiling windows that flood the home with natural light and showcase beautiful views. The kitchen features hardwood flooring, stainless steel appliances, granite countertops, and an impressive 14-foot island—a true centerpiece for hosting. Enjoy a 4-zone audio streaming system with ceiling speakers in the kitchen, living room, primary suite, and ensuite. The spacious primary retreat includes a private ensuite with heated tile floors, double sinks, granite counters, a tub/shower combination, and a separate shower. A generously sized pantry—currently used as a home office—adds exceptional versatility. Additional highlights include three bedrooms, two full bathrooms, and two underground parking stalls. With ample space, luxurious finishes, and an unbeatable walkable location, this exceptional home truly has it all.