

**1410, 303 13 Avenue SW**  
**Calgary, Alberta**

**MLS # A2285694**



**\$385,000**

<b>Division:</b>	Beltline		
<b>Type:</b>	Residential/High Rise (5+ stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	757 sq.ft.	<b>Age:</b>	2015 (11 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Stall, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Tile	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 672
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Glass	<b>Zoning:</b>	CC-MH
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	No Animal Home, No Smoking Home		

**Inclusions:** None

Welcome to this beautifully appointed 2-bedroom, 2-bathroom condo in The Park, offering breathtaking west-facing views overlooking Central Memorial Park. With large windows throughout, this home is filled with natural light and showcases stunning sunsets year-round. The thoughtfully designed layout features tile flooring throughout. The upgraded kitchen is a standout, complete with stainless steel appliances, a gas range, sleek cabinetry, and ample counter space &mdash; perfect for both everyday living and entertaining. The spacious primary bedroom includes a private ensuite, while the second bedroom and full bath provide flexibility for guests, a home office, or roommates. Enjoy urban living at its finest with panoramic park views, contemporary finishes, and an unbeatable location just steps from green space, dining, and downtown amenities. A rare opportunity to own in one of the city's most desirable buildings &mdash; don't miss it!