

# \$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, April 12, 1-4pm\*\*\*

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. It's a great first-time buyer opportunity or an excellent rental property investment. 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 excellent 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 (included!) and a storage locker for added convenience. 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.

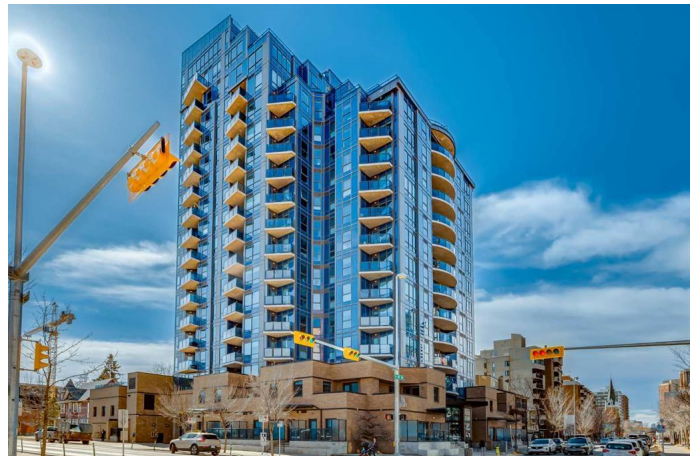
Built in 2015

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

### Interior

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

### Exterior

Exterior Features	Balcony
Construction	Brick, Concrete

### Additional Information

Date Listed	March 27th, 2025
Days on Market	25

Zoning

CC-MH

Listing Details

Listing Office

Gravity Realty Group

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