

# \$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

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        | Built-In Electric Range, Dishwasher, Dryer, Microwave, Range Hood, Refrigerator, Washer, Window Coverings |
| Heating           | Fan Coil, Natural Gas                                                                                     |
| Cooling           | Central Air                                                                                               |
| # of Stories      | 19                                                                                                        |

### Exterior

|                   |                 |
|-------------------|-----------------|
| Exterior Features | Balcony         |
| Construction      | Brick, Concrete |

### Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | March 27th, 2025 |
| Days on Market | 40               |
| Zoning         | CC-MH            |

**Listing Details**

Listing Office                      Gravity Realty Group

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