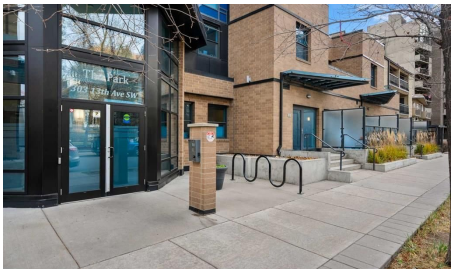
102 303 13 Avenue SW

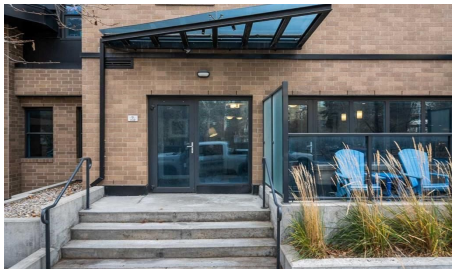
Calgary | Active | MLS® A2358099

$350,000









Bedrooms	Bathrooms	Year Built	Living area
1	**2**	**2015**	**938.59 sq. ft.**

Your next move starts with a conversation.

403-830-5152 | tiwana@maltiwana.ca

Listed by Sotheby's International Realty Canada

A closer look

Enjoy the best of downtown living in the heart of Calgary’s Beltline! This beautifully maintained main-floor residence offers 1 bedroom plus a spacious den, 2 full bathrooms and a bright, open-concept layout. A welcoming, oversized entryway offers excellent storage and flows into the spacious living room and onward to the generous kitchen and dining area, creating an inviting space for everyday living and entertaining. The kitchen features a large island, granite countertops, stainless steel appliances including a built in microwave, and sleek, thoughtfully designed cabinetry. The expansive dining area overlooks the large private patio, with oversized windows throughout filling the home with natural light and offering views of Central Memorial Park. Both the bedroom and den are generously sized, with the primary bedroom featuring a walk-in closet that leads to a beautiful ensuite with heated floors. Additional highlights include a second full bathroom, in-suite laundry, abundant storage and a private street-level entrance. Enjoy added privacy with only one neighbouring unit, with access directly from the street or through a private hallway. The spacious patio offers room to relax or entertain, and includes a gas hookup for the bbq. This home also includes one titled underground parking stall with additional storage. Residents enjoy concierge service, secure heated underground parking, a fitness centre, social room, guest suite, secure bike storage and an impressive rooftop patio and garden complete with a fire table. Pet-friendly and exceptionally well located, you're directly across from Central Memorial Park, just steps from Haultain Park, local coffee shops, restaurants and nightlife, and only a few blocks from the vibrant shops and energy of 17th Avenue. The C-Train is also nearby. A rare opportunity to enjoy space, convenience and a true urban lifestyle in a truly unique and beautiful condo.

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2358099
Bedrooms	1
Bathrooms	2
Year Built	2015
Property Type:	Residential
Property Sub Type:	Apartment
Condo Type:	Conventional Condo
Transaction Type:	For Sale
Suite:	No
Num Legal Suites:	0
Num Illegal Suites:	0

Home Style:	Apartment-Single Level Unit
Total Living Area:	938.59 sq. ft.
Main Level Finished Area:	938.59 sq. ft.
Condo Fee:	$869.20
Condo Fee Includes:	Common Area Maintenance, Gas, Heat, Professional Management, Reserve Fund Contributions, Sewer, Snow Removal, Trash, Water
Acreage:	No
Front Exposure:	North
Unit Exposure:	North
Floor Location:	Ground
Entry Level:	1
Stories Total:	19
Levels:	Single Level Unit
End Unit:	2+ Common Walls
Total Rooms Above Grade:	4
Year built:	2015 (Age: 11)
Bedrooms:	1 (Above Grd: 1)
Bedrooms Above Grade:	1
Bedrooms On Main:	1
Bedrooms Below Grade:	0
Bathrooms:	2.0 (Full:2, Half:0)
Num Ensuite Baths:	1
Plan:	1513105
Heating:	Forced Air, Natural Gas
New Constr.:	No
Construction Material:	Brick, Concrete

Structure Type:	High Rise (5+ stories)
Ensuite:	Yes
Flooring:	Ceramic Tile
Cooling:	None
Fireplaces:	0
Garage:	No
Parking:	Off Street, Parkade, Private Electric Vehicle Charging Station(s), Secured, Titled, Underground
Parking Places:	1
Parking Total/Covered:	1 / -
Laundry Features:	In Unit
Condo Fee Frequency:	Monthly
City Quadrant:	Southwest
Condo Name:	The Park
Community:	Beltline
Amenities:	Bicycle Storage, Community Gardens, Elevator(s), Fitness Center, Guest Suite, Parking, Party Room, Picnic Area, Roof Deck, Secured Parking, Snow Removal, Storage, Trash, Visitor Parking
Appliances:	Dishwasher, Microwave, Oven, Range Hood, Refrigerator, Washer/Dryer Stacked, Window Coverings
Inclusions:	N/A
Restrictions:	Pet Restrictions or Board approval Required, Pets Allowed
Pets Allowed:	Restrictions, Cats OK, Dogs OK
Main Floor	Bedroom - Primary · 13'9" × 11'1" ·
Main Floor	Den · 14'10" × 13'3" ·
Main Floor	Living Room · 18'8" × 15'1" ·
Main Floor	Kitchen · 13'10" × 10'4" ·
Main Floor	Walk-In Closet · 8'1" × 5'9" ·

Title to Land:	Fee Simple
Community Features:	Park, Shopping Nearby, Sidewalks, Tennis Court(s)
Interior Features:	Closet Organizers, Granite Counters, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Separate Entrance, Soaking Tub, Storage, Walk-In Closet(s)
Exterior Features:	BBQ gas line, Private Entrance
Patio And Porch Features:	Patio
Num. of Parcels:	0
Region:	Calgary
Zone:	CAL Zone CC
Zoning:	CC-MH
Listed Date:	Nov 12, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/102-303-13-avenue-sw-calgary-a2358099/

Tiwana Team | 403-830-5152 | tiwana@maltiwana.ca

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Prepared November 23, 2026. Listing details and availability may change. This brochure is not a contract. Contact the Tiwana Team for current information.