1410 303 13 Avenue SW

Calgary | Active | MLS® A2339193

$359,000









Bedrooms	Bathrooms	Year Built	Living area
2	**2**	**2015**	**757 sq. ft.**

Your next move starts with a conversation.

403-830-5152 | tiwana@maltiwana.ca

Listed by City Homes Realty

A closer look

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 - 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 - don’t miss it!

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2339193
Bedrooms	2
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:	757 sq. ft.
Condo Fee:	$672.18
Condo Fee Includes:	Amenities of HOA/Condo, Common Area Maintenance, Gas, Heat, Insurance, Professional Management, Reserve Fund Contributions, Sewer, Trash, Water
Front Exposure:	North
Unit Exposure:	West
Floor Location:	Other
Entry Level:	14
Stories Total:	19
Levels:	Single Level Unit
End Unit:	2+ Common Walls
Total Rooms Above Grade:	4
Year built:	2015 (Age: 11)
Bedrooms:	2 (Above Grd: 2)
Bedrooms Above Grade:	2
Bedrooms On Main:	2
Bedrooms Below Grade:	0
Bathrooms:	2.0 (Full:2, Half:0)
Num Ensuite Baths:	1
Plan:	1513105
Heating:	Forced Air
New Constr.:	No
Construction Material:	Brick, Glass
Structure Type:	High Rise (5+ stories)
Ensuite:	Yes
Flooring:	Tile

Cooling:	Central Air
Fireplaces:	0
Garage:	No
Parking:	Stall, 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, Fitness Center, Guest Suite, Recreation Room, Visitor Parking
Appliances:	Dishwasher, Gas Stove, Microwave, Refrigerator, Washer/Dryer, Window Coverings
Inclusions:	TV wall mount
Restrictions:	Pet Restrictions or Board approval Required
Pets Allowed:	Restrictions
Main Floor	Kitchen With Eating Area · 9'2" × 7'2" ·
Main Floor	Bedroom - Primary · 10'6" × 9'6" ·
Main Floor	Living/Dining Room Combination · 19' × 9'11" ·
Main Floor	Bedroom · 12'7" × 8'11" ·
Main Floor	Balcony · 9'3" × 8'3" ·
Title to Land:	Fee Simple
Community Features:	Park, Playground, Schools Nearby, Shopping Nearby, Walking/Bike Paths
Interior Features:	No Animal Home, No Smoking Home
Exterior Features:	Playground, Private Entrance

Patio And Porch Features:	Deck
Num. of Parcels:	0
Region:	Calgary
Zone:	CAL Zone CC
Zoning:	CC-MH
Listed Date:	Aug 23, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/1410-303-13-avenue-sw-calgary-a2339193/

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

Data was last updated November 23, 2026 at 02:05 PM (UTC)

powered by myRealPage.com

Data is supplied by Pillar 9™ MLS® System. Pillar 9™ is the owner of the copyright in its MLS®System. Data is deemed reliable but is not guaranteed accurate by Pillar 9™.

The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.

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