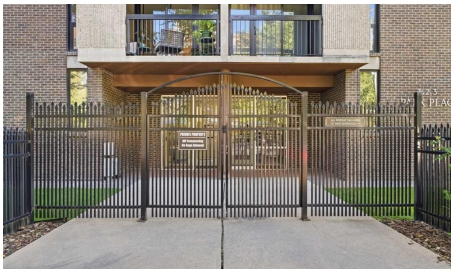
203 323 13 Avenue SW

Calgary | Active | MLS® A2346658

$375,000









Bedrooms	Bathrooms	Year Built	Living area
3	**2**	**1969**	**1,346.16 sq. ft.**

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Listed by Real Estate Professionals Inc.

A closer look

Welcome to an immaculate Park Place residence in one of Calgary's distinctive mid-century Brutalist concrete buildings, beautifully positioned overlooking Central Memorial Park. Offering over 1,345 sq. ft. of sophisticated living space, this impressive home combines architectural character with thoughtful modern updates and spectacular views of the park, Calgary Tower and downtown skyline.

Professionally painted throughout and showcasing brand new luxury vinyl flooring, updated lighting and flat ceilings, the residence is move-in ready. The spacious kitchen features granite countertops, abundant cabinetry and counter space, quality appliances and double wine fridges. The generous living area opens to a large balcony through newer wood sliding doors, creating a wonderful connection to the park and city beyond.

The expansive primary bedroom features its own private balcony with newer wood sliding doors, three closets and a luxurious four-piece ensuite with jetted tub and separate walk-in shower. A generous second bedroom is complemented by a formal dining/flex room behind double French doors. With its wet bar, this versatile space is ideal for entertaining and could easily function as a third bedroom, guest room, office or additional living area.

A spacious foyer leads to a convenient in-suite laundry room with full-size washer and dryer and sink. Two assigned parking stalls are an exceptional bonus, one in the secure underground parkade with additional storage and another in the gated rear parking area.

Residents also enjoy a rooftop terrace on the ninth floor. Set directly overlooking the beauty of Central Memorial Park and within easy walking distance of Calgary's vibrant downtown amenities, restaurants, shopping and transit, this is a rare opportunity to own a generously proportioned home in a striking example of mid-century Brutalist architecture.

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2346658
Bedrooms	3
Bathrooms	2
Year Built	1969
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:	1,346.16 sq. ft.
Condo Fee:	$1,117.85
Condo Fee Includes:	Heat, Maintenance Grounds, Parking, Professional Management, Reserve Fund Contributions, Sewer, Snow Removal, Water
Front Exposure:	North
Unit Exposure:	North
Floor Location:	Other
Entry Level:	2
Stories Total:	9
Levels:	Single Level Unit
End Unit:	2+ Common Walls
Total Rooms Above Grade:	5
Year built:	1969 (Age: 57)
Bedrooms:	3 (Above Grd: 3)
Bedrooms Above Grade:	3
Bedrooms On Main:	3
Bedrooms Below Grade:	0
Bathrooms:	2.0 (Full:2, Half:0)
Num Ensuite Baths:	1
Plan:	8110442
Heating:	Baseboard, Hot Water
New Constr.:	No
Construction Material:	Concrete

Structure Type:	High Rise (5+ stories)
Ensuite:	Yes
Flooring:	Carpet, Ceramic Tile, Vinyl Plank
Cooling:	None
Fireplaces:	0
Garage:	No
Garage Spaces:	2
Parking:	Assigned, Parkade, Stall, Underground
Parking Places:	2
Parking Total/Covered:	2 / -
Laundry Features:	In Unit, Laundry Room
Condo Fee Frequency:	Monthly
City Quadrant:	Southwest
Condo Name:	Z-name Not Listed
Community:	Beltline
Amenities:	Bicycle Storage, Elevator(s), Visitor Parking
Appliances:	Microwave Hood Fan, Oven, Refrigerator, Washer/Dryer, Window Coverings
Inclusions:	N/A
Restrictions:	Short Term Rentals Not Allowed
Pets Allowed:	Restrictions, Cats OK
Main Floor	Bedroom · 13'11" × 9'11" ·
Main Floor	Kitchen · 12'5" × 11'2" ·
Main Floor	Laundry · 8'11" × 5' ·
Main Floor	Living Room · 15'7" × 14'10" ·
Main Floor	Bedroom · 14'4" × 10'11" ·
Main Floor	Bedroom - Primary · 20' × 11'10" ·

Title to Land:	Fee Simple
Community Features:	Park, Playground, Schools Nearby, Shopping Nearby, Sidewalks, Street Lights, Tennis Court(s), Walking/Bike Paths
Interior Features:	Bar, Breakfast Bar, Granite Counters, Jetted Tub, No Animal Home, No Smoking Home, Open Floorplan, Recessed Lighting, Track Lighting, Walk-In Closet(s), Wood Windows
Exterior Features:	Balcony
Patio And Porch Features:	Balcony(s), Rooftop Patio
Num. of Parcels:	0
Region:	Calgary
Zone:	CAL Zone CC
Zoning:	CC-MH
Listed Date:	Sep 18, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/203-323-13-avenue-sw-calgary-a2346658/

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