204 303 13 Avenue SW

Calgary | Active | MLS® A2330237

$379,900









Bedrooms	Bathrooms	Year Built	Living area
2	**2**	**2015**	**930.59 sq. ft.**

Your next move starts with a conversation.

403-830-5152 | tiwana@maltiwana.ca

Listed by RE/MAX House of Real Estate

A closer look

Live in the heart of it all at The Park, one of Calgary's most sought-after Beltline addresses. Offering the perfect blend of style, comfort, and convenience, this impressive 2-bedroom, 2-bathroom condo has a Walkscore of 98 and puts you steps from the city's best restaurants, cocktail bars, pubs, downtown offices, the C-Train, Stampede Park, and the exciting future arena district. Step inside and you'll immediately appreciate the spacious front entry that welcomes you into an open-concept layout designed for both everyday living and entertaining. The kitchen is beautifully appointed with granite countertops, stainless steel appliances, rich espresso cabinetry, and a breakfast bar that overlooks the dining area and living room, making it easy to stay connected whether you're preparing dinner or hosting friends. The bright and inviting living room extends seamlessly onto a large private balcony complete with a natural gas line for your BBQ, creating the perfect space to relax after work or enjoy summer evenings. The generous dining area easily accommodates family dinners or dinner parties before heading out to enjoy Calgary's vibrant nightlife. The primary bedroom offers a peaceful retreat with plenty of closet space and a private 4-piece ensuite. A well-sized second bedroom provides flexibility for guests, a roommate, or a home office, while the stylish 3-piece main bathroom features a convenient corner shower. Practical features continue with titled heated underground parking and a storage locker conveniently located directly at the front of and above your parking stall, providing exceptional storage that's easy to access. Life at The Park goes well beyond your front door. Residents enjoy the peace of mind of an onsite concierge, a fully equipped fitness facility, a guest suite for visiting family and friends, a community garden, a shared outdoor terrace, visitor parking with EV charging, and a loading dock that makes moving and large deliveries a breeze. An added bonus for the right buyer is that almost all of the furnishings can be included, creating an incredible opportunity for a completely turnkey purchase. Whether you're looking for your own downtown home, a stylish executive residence, or a move-in-ready property that requires virtually no setup, this is a rare offering that lets you simply unpack and start enjoying the downtown lifestyle from day one. Whether you're a professional looking to walk to work, someone who loves being surrounded by Calgary's best dining and entertainment, or simply searching for an exceptional downtown lifestyle, this home delivers the location, amenities, and modern design you've been waiting for. Call for your private viewing today!

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2330237
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:	930.59 sq. ft.
Main Level Finished Area:	930.59 sq. ft.
Condo Fee:	$822.85
Condo Fee Includes:	Amenities of HOA/Condo, Common Area Maintenance, Gas, Heat, Insurance, Interior Maintenance, Parking, Professional Management, Reserve Fund Contributions, Sewer, Snow Removal, Trash
Front Exposure:	North
Unit Exposure:	East
Floor Location:	Other
Entry Level:	2
Stories Total:	18
Levels:	Single Level Unit
End Unit:	2+ Common Walls
Total Rooms Above Grade:	5
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, Concrete
Structure Type:	High Rise (5+ stories)
Ensuite:	Yes
Flooring:	Carpet, Tile
Cooling:	Central Air
Fireplaces:	0
Garage:	No
Parking:	Heated Garage, Parkade, Secured, Stall, 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:	Fitness Center, Guest Suite, Party Room, Picnic Area, Roof Deck, Secured Parking, Visitor Parking
Appliances:	See Remarks
Inclusions:	Refrigerator, electric stove, dishwasher, hoodfan, microwave, washer, dryer, all window coverings, BBQ on balcony
Restrictions:	Pet Restrictions or Board approval Required
Pets Allowed:	Restrictions, Yes
Main Floor	Kitchen · 10'11" × 8'3" ·
Main Floor	Living Room · 19'7" × 16'7" ·

Main Floor	Dining Room · 9'11" × 8'1" ·
Main Floor	Bedroom - Primary · 15'10" × 13'6" ·
Main Floor	Bedroom · 11'8" × 7'10" ·
Title to Land:	Fee Simple
Community Features:	Park, Playground, Schools Nearby, Shopping Nearby, Tennis Court(s), Walking/Bike Paths
Interior Features:	Breakfast Bar, Granite Counters
Exterior Features:	Balcony, BBQ gas line
Patio And Porch Features:	Balcony(s)
Num. of Parcels:	0
Region:	Calgary
Zone:	CAL Zone CC
Zoning:	CC-MH
Listed Date:	Aug 07, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/204-303-13-avenue-sw-calgary-a2330237/

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