311 303 13 Avenue SW

Calgary | Active | MLS® A2315823

$339,000









Bedrooms	Bathrooms	Year Built	Living area
2	**2**	**2015**	**797 sq. ft.**

Your next move starts with a conversation.

403-830-5152 | tiwana@maltiwana.ca

Listed by eXp Realty

A closer look

Welcome to Elevated Urban Living at The Park - One of Calgary’s Most Sought-After Buildings Located in the heart of the vibrant Beltline, this impeccably maintained residence in The Park offers a perfect blend of modern design, everyday functionality, and unbeatable convenience. Whether you’re a first-time buyer, investor, or professional seeking inner-city living, this home delivers on every level. Step inside to discover a thoughtfully designed open-concept layout, highlighted by expansive windows that flood the space with natural light and showcase stunning city views. The contemporary kitchen is both stylish and practical, featuring sleek cabinetry, quartz countertops, and premium appliances-ideal for entertaining or day-to-day living. The living area flows seamlessly onto your private balcony, creating an extension of your living space-perfect for enjoying morning coffee or unwinding after a long day. The spacious bedroom offers comfort and tranquillity, complemented by a well-appointed bathroom and smart storage solutions throughout. Residents of The Park enjoy access to exceptional amenities, including a fully equipped fitness centre, a beautifully landscaped outdoor terrace, and a resident lounge, bringing a luxury, hotel-inspired experience to your everyday life. Situated just steps from Central Memorial Park, 17th Avenue, downtown offices, top-rated restaurants, cafés, and transit, this location offers unmatched walkability and lifestyle convenience. Whether you’re looking to live, work, or invest in one of Calgary’s most dynamic communities, this is an opportunity you don’t want to miss. Book your private showing today and experience life at The Park.

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2315823
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:	797 sq. ft.
Condo Fee:	$730.13
Condo Fee Includes:	Amenities of HOA/Condo, Common Area Maintenance, Gas, Heat, Insurance, Interior Maintenance, Parking, Professional Management, Reserve Fund Contributions, Residential Manager, Security, Sewer, Snow Removal, Trash, Water
Front Exposure:	West
Unit Exposure:	East
Floor Location:	Other
Entry Level:	3
Stories Total:	19
Levels:	Single Level Unit
End Unit:	End Unit
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, Glass, Stone, Vinyl Siding, Wood Frame
Structure Type:	High Rise (5+ stories)
Ensuite:	Yes
Flooring:	Subfloor, Tile, Vinyl, Vinyl Plank

Cooling:	Central Air
Fireplaces:	0
Garage:	No
Parking:	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, Dog Park, Dog Run, Fitness Center, Guest Suite, Parking, Party Room, Playground, Recreation Facilities, Secured Parking, Service Elevator(s), Storage, Trash, Visitor Parking
Appliances:	Dishwasher, Dryer, Electric Stove, Microwave, Refrigerator, Washer
Inclusions:	N/A
Restrictions:	Condo/Strata Approval
Pets Allowed:	Yes
Main Floor	Bedroom · 10'1" × 8'10" ·
Main Floor	Dining Room · 10'6" × 7'1" ·
Main Floor	Kitchen · 14'3" × 11'4" ·
Main Floor	Living Room · 11'3" × 10'1" ·
Main Floor	Bedroom - Primary · 12'11" × 9'10" ·
Main Floor	Storage · 6'8" × 5'2" ·
Title to Land:	Fee Simple
Community Features:	Golf, Other, Park, Playground, Pool, Schools Nearby, Shopping Nearby, Sidewalks, Street Lights, Tennis Court(s), Walking/Bike Paths

Interior Features:	Closet Organizers, Granite Counters, No Animal Home, No Smoking Home, See Remarks, Separate Entrance, Walk-In Closet(s)
Exterior Features:	Balcony
Patio And Porch Features:	Balcony(s)
Num. of Parcels:	0
Region:	Calgary
Zone:	CAL Zone CC
Zoning:	CC-MH
Listed Date:	Jun 01, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/311-303-13-avenue-sw-calgary-a2315823/

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