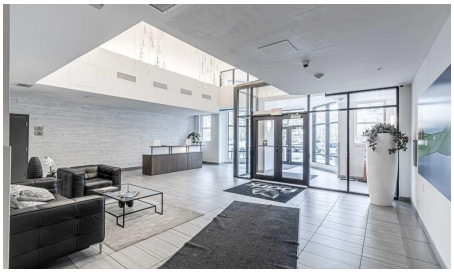
707 303 13 Avenue SW

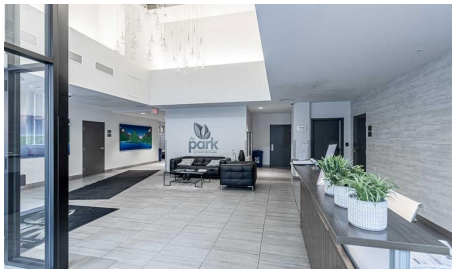
Calgary | Active | MLS® A2287740

$365,000









Bedrooms	Bathrooms	Year Built	Living area
2	**2**	**2015**	**773 sq. ft.**

Your next move starts with a conversation.

403-830-5152 | tiwana@maltiwana.ca

Listed by First Place Realty

A closer look

Location doesn't get any better than this! South-east facing, very bright floor to ceiling windows, overlooking Downtown Calgary Tower and Tennis court. Steps to downtown, 17th Ave, 4th Street entertainment districts, and the Stampede Grounds. Good school district, Western Canada HS. Many daycares in the area. Walk to work. One block to the Hospital. This 2 bed, 2 bath has a private balcony with BBQ hookup. Enjoy luxury living with a rec room, resident lounge, guest suite, and electric car charging. One U/G parking spot included! With stainless steel appliances, quartz countertops, and sleek tile flooring. Just a short stroll away from downtown office districts, convenient access to the LRT, Talisman Centre, and river pathways. Building amenities include a rec room, bike storage, resident lounge, guest suite, and 16 visitor parking stalls with electric car charging. This is more than just a condo; it's a lifestyle. Concierge service during office hours. Well managed building, pets subject to board approval. Schedule your showing today.

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2287740
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:	773 sq. ft.
Condo Fee:	$713.94

Condo Fee Includes:	Common Area Maintenance, Gas, Heat, Maintenance Grounds, Parking, Sewer, Snow Removal, Trash, Water
Front Exposure:	North
Unit Exposure:	East, South
Floor Location:	Other
Entry Level:	7
Stories Total:	19
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:	Central, Natural Gas
New Constr.:	No
Construction Material:	Brick, Concrete, Glass
Structure Type:	High Rise (5+ stories)
Ensuite:	Yes
Flooring:	Carpet, Tile
Cooling:	Central Air
Fireplaces:	0

Garage:	No
Parking:	Guest, Heated Garage, Parkade, 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:	Community Gardens, Elevator(s), Fitness Center, Guest Suite, Park, Parking, Party Room, Playground, Secured Parking, Storage, Visitor Parking
Appliances:	Dishwasher, Dryer, Electric Oven, Electric Stove, Microwave, Range Hood, Refrigerator, Washer, Window Coverings
Inclusions:	N/A
Restrictions:	Board Approval, Condo/Strata Approval
Pets Allowed:	Restrictions
Main Floor	Bedroom - Primary · 11'11" × 9'11" ·
Main Floor	Bedroom · 9'9" × 9'3" ·
Main Floor	Living Room · 11'1" × 10'1" ·
Main Floor	Dining Room · 10'1" × 7'1" ·
Main Floor	Kitchen · 8'8" × 8'1" ·
Title to Land:	Fee Simple
Community Features:	Park, Playground, Schools Nearby, Shopping Nearby, Sidewalks, Street Lights, Tennis Court(s), Walking/Bike Paths
Interior Features:	Granite Counters, No Animal Home, No Smoking Home
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:	Feb 20, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/707-303-13-avenue-sw-calgary-a2287740/

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

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

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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.