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801, 303 13 Avenue SW
Calgary, Alberta

MLS # A2228383



\$439,900

Division:	Beltline		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	831 sq.ft.	Age:	2015 (10 yrs old)
Beds:	2	Baths:	2
Garage:	Parkade, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Fan Coil, Forced Air	Water:	-
Floors:	Carpet, Tile	Sewer:	-
Roof:	-	Condo Fee:	\$ 761
Basement:	-	LLD:	-
Exterior:	Brick, Mixed	Zoning:	CC-MH
Foundation:	-	Utilities:	-
Features:	Closet Organizers, Granite Counters, Kitchen Island, No Smoking Home, Open Floorplan, See Remarks		

Inclusions: N/A

Location, Location, Location! Welcome to The Park – a modern 2-bedroom + den, 2-bath condo in the heart of the Beltline, perfectly nestled between Central Memorial and Haultain Park. This 8th-floor unit offers stunning views of the historic Central Memorial Park and downtown Calgary. Step inside to find stylish tile floors leading you through a smart layout that includes a den - perfect for an office - a full 3-piece bathroom, and convenient in-suite laundry. The open-concept kitchen is both functional and elegant, featuring upgraded stainless steel appliances, a large quartz island, and seamless flow into the bright living area. Floor-to-ceiling windows flood the space with natural light. Step out onto your private balcony to enjoy your morning coffee or take in the city lights at night. The generous primary suite includes a walk-through closet and a sleek 4-piece ensuite. The second bedroom is perfect for guests or a roommate. This well-maintained building fosters a close-knit community with welcoming neighbours and a strong sense of connection. Enjoy the convenience of a titled underground parking stall with storage, a fully equipped fitness centre, bike storage, a residents' lounge with patio, and a guest suite for overnight visitors. Located just steps from the vibrant shops, cafes, and restaurants of 1st Street and 17th Avenue, and only minutes to the Mission District, Stampede Grounds, and downtown – this is urban living at its finest.