



1410, 303 13 Avenue SW
Calgary, Alberta

MLS # A2285694



\$409,000

Division: Beltline

Type: Residential/High Rise (5+ stories)

Style: Apartment-Single Level Unit

Size: 757 sq.ft. **Age:** 2015 (11 yrs old)

Beds: 2 **Baths:** 2

Garage: Stall, Underground

Lot Size: -

Lot Feat: -

Water: -

Sewer: -

Condo Fee: \$ 672

LLD: -

Zoning: CC-MH

Utilities: -

Heating: Forced Air
Floors: Tile
Roof: -
Basement: -
Exterior: Brick, Glass
Foundation: -
Features: No Animal Home, No Smoking Home

Inclusions: None

Welcome to this beautifully appointed 2-bedroom, 2-bathroom condo in The Park, offering breathtaking west-facing views overlooking Central Memorial Park. With large windows throughout, this home is filled with natural light and showcases stunning sunsets year-round. The thoughtfully designed layout features tile flooring throughout. The upgraded kitchen is a standout, complete with stainless steel appliances, a gas range, sleek cabinetry, and ample counter space — perfect for both everyday living and entertaining. The spacious primary bedroom includes a private ensuite, while the second bedroom and full bath provide flexibility for guests, a home office, or roommates. Enjoy urban living at its finest with panoramic park views, contemporary finishes, and an unbeatable location just steps from green space, dining, and downtown amenities. A rare opportunity to own in one of the city's most desirable buildings — don't miss it!