



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

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:	-		

Heating:	Forced Air	Water:	-
Floors:	Tile	Sewer:	-
Roof:	-	Condo Fee:	\$ 672
Basement:	-	LLD:	-
Exterior:	Brick, Glass	Zoning:	CC-MH
Foundation:	-	Utilities:	-
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!