



**601, 303 13 Avenue SW
Calgary, Alberta**

MLS # A2299168



\$344,900

Division:	Beltline		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Multi Level Unit		
Size:	839 sq.ft.	Age:	2015 (11 yrs old)
Beds:	2	Baths:	2
Garage:	Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Tile	Sewer:	-
Roof:	Concrete, Flat, Membrane	Condo Fee:	\$ 753
Basement:	-	LLD:	-
Exterior:	Brick, Concrete, Glass, Metal Frame	Zoning:	CC-MH
Foundation:	Piling(s), Poured Concrete, Slab	Utilities:	-
Features:	Granite Counters, High Ceilings, No Smoking Home, Open Floorplan, Walk-In Closet(s)		

Inclusions: N/A

Welcome to The Park, one of Calgary's most sought-after addresses, perfectly positioned across from Central Memorial Park and Haultain Park, two designated historic sites that protect your views and guarantee the green space, natural light, and privacy you'll enjoy for years to come. This stunning 2-bedroom, 2-bathroom plus den condo on the 6th floor features floor-to-ceiling windows facing northwest, flooding the living room with natural light while framing spectacular views of the park and Calgary skyline. The sleek kitchen features granite countertops, stainless steel appliances, and a large island flowing seamlessly into the open living and dining areas, equally suited for relaxed evenings in or entertaining guests. The primary suite offers a walk-through closet and private 4-piece ensuite, while the versatile den and second bedroom provide flexibility for every lifestyle. Step outside to your private balcony with a gas BBQ hookup and soak in the park and skyline views. Additional features include in-suite laundry, central air conditioning, titled underground parking, and a storage locker. Residents enjoy concierge service, a fitness centre, social lounge, rooftop patio with community garden and BBQ area, guest suite, bike storage, and EV charging. This is a pet friendly building with some of Calgary's best dog walking right outside your door, with Central Memorial Park, Victoria Park, and Haultain Park all within easy reach. Close enough to walk to the restaurants and bars of 17th Avenue yet far enough removed to come home to genuine peace and quiet. This is inner-city living at its finest.