



311, 303 13 Avenue SW  
Calgary, Alberta

MLS # A2302390



**\$348,900**

<b>Division:</b>	Beltline		
<b>Type:</b>	Residential/High Rise (5+ stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	797 sq.ft.	<b>Age:</b>	2015 (11 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Subfloor, Tile, Vinyl, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 730
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Glass, Stone, Vinyl Siding, Wood Frame	<b>Zoning:</b>	CC-MH
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Closet Organizers, Granite Counters, No Animal Home, No Smoking Home, See Remarks, Separate Entrance, Walk-In Closet(s)		

**Inclusions:** N/A

Welcome to Elevated Urban Living at The Park — One of Calgary’s Most Sought-After Buildings Located in the heart of the vibrant Beltline, this impeccably maintained residence in The Park offers a perfect blend of modern design, everyday functionality, and unbeatable convenience. Whether you’re a first-time buyer, investor, or professional seeking inner-city living, this home delivers on every level. Step inside to discover a thoughtfully designed open-concept layout, highlighted by expansive windows that flood the space with natural light and showcase stunning city views. The contemporary kitchen is both stylish and practical, featuring sleek cabinetry, quartz countertops, and premium appliances—ideal for entertaining or day-to-day living. The living area flows seamlessly onto your private balcony, creating an extension of your living space—perfect for enjoying morning coffee or unwinding after a long day. The spacious bedroom offers comfort and tranquility, complemented by a well-appointed bathroom and smart storage solutions throughout. Residents of The Park enjoy access to exceptional amenities, including a fully equipped fitness centre, a beautifully landscaped outdoor terrace, and a resident lounge, bringing a luxury, hotel-inspired experience to your everyday life. Situated just steps from Central Memorial Park, 17th Avenue, downtown offices, top-rated restaurants, cafés, and transit, this location offers unmatched walkability and lifestyle convenience. Whether you’re looking to live, work, or invest in one of Calgary’s most dynamic communities, this is an opportunity you don’t want to miss. Book your private showing today and experience life at The Park.