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!