709, 303 13 Avenue SW
Calgary, Alberta

MLS # A2204267
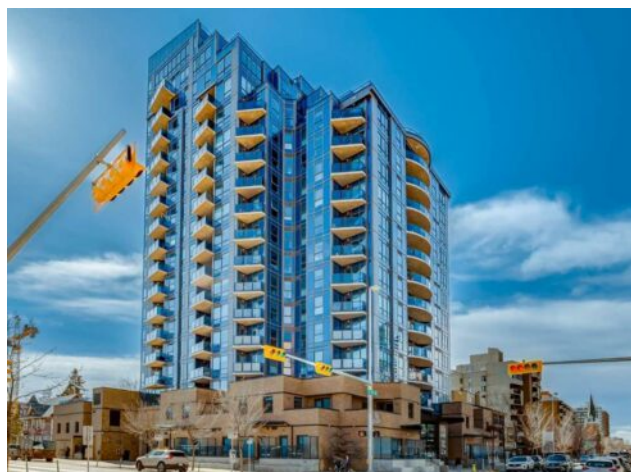
$300,000

Division:	Beltline
Type:	Residential/High Rise (5+ stories)
Style:	Apartment-Single Level Unit

Size:	457 sq.ft.	**Age:**	2015 (10 yrs old)
Beds:	1	**Baths:**	1
Garage:	Parkade, Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Fan Coil, Natural Gas		**Water:**	-
Floors:	Carpet, Tile		**Sewer:**	-
Roof:	-		**Condo Fee:**	$ 410
Basement:	-		**LLD:**	-
Exterior:	Brick, Concrete		**Zoning:**	CC-MH
Foundation:	-		**Utilities:**	-

Features: Breakfast Bar, Closet Organizers, Open Floorplan, Stone Counters

Inclusions: None

Welcome to Unit 709 at The Park, located on the 7th floor with beautiful south-facing views in Calgary's Beltline. This bright and well-maintained one-bedroom, one-bath condo features large windows that fill the space with natural light, modern quartz countertops, stainless steel appliances, and convenient in-unit laundry. It's a great first-time buyer opportunity or an excellent rental property investment. Enjoy the vibrant city lifestyle with Memorial Park and the historic Memorial Park Library just across the street, as well as public tennis courts for outdoor recreation. The building offers excellent amenities including a gym, a party room for residents, and a guest suite available for rent when hosting out-of-town visitors. You'll also have secure underground parking (included!) and a storage locker for added convenience. With easy access to shops, dining, parks, and transit, this unit offers comfortable and convenient city living. Please feel free to reach out for more information or to book a private showing.