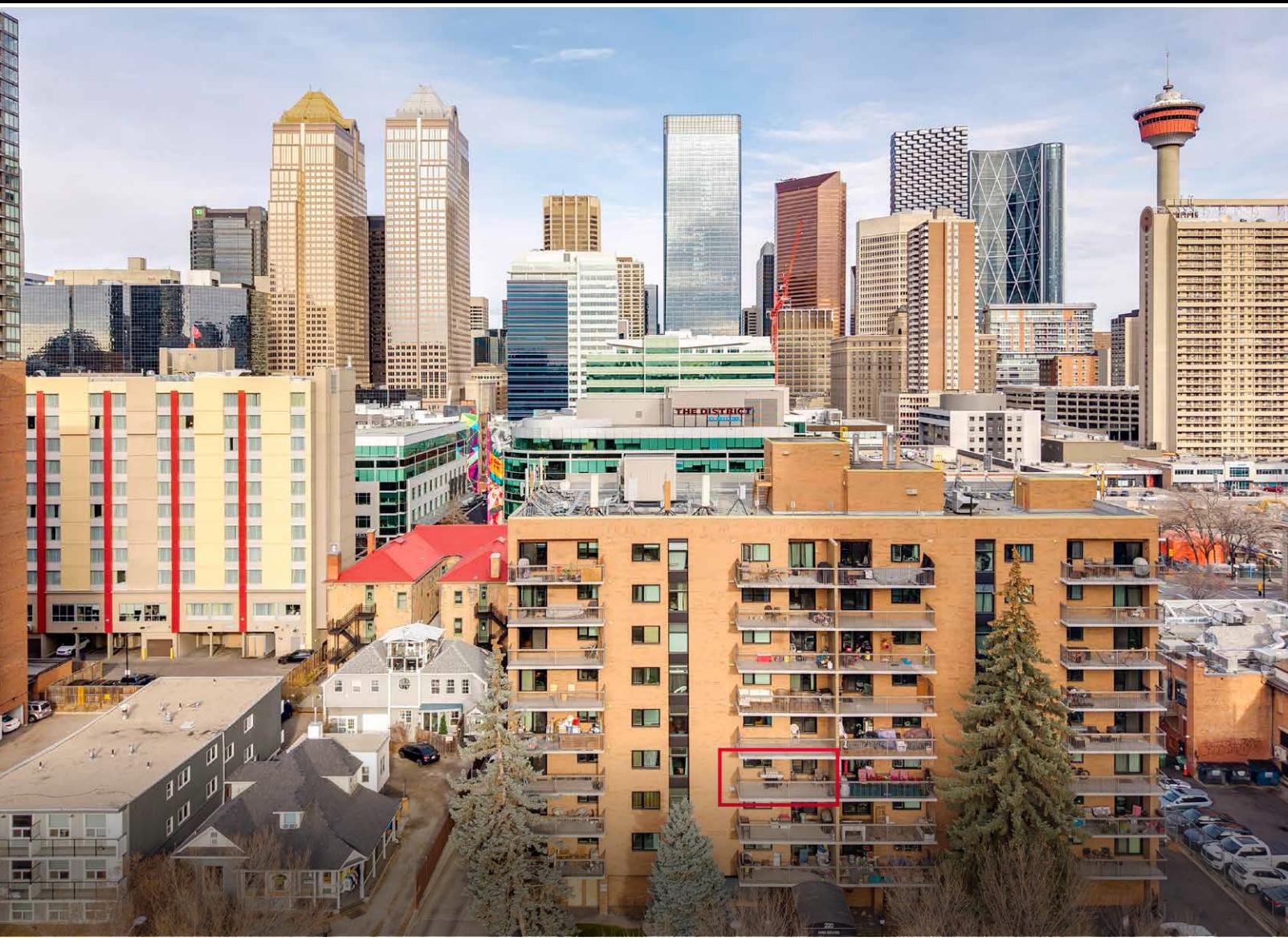


# Welcome Home to

403-220 13 Ave SW

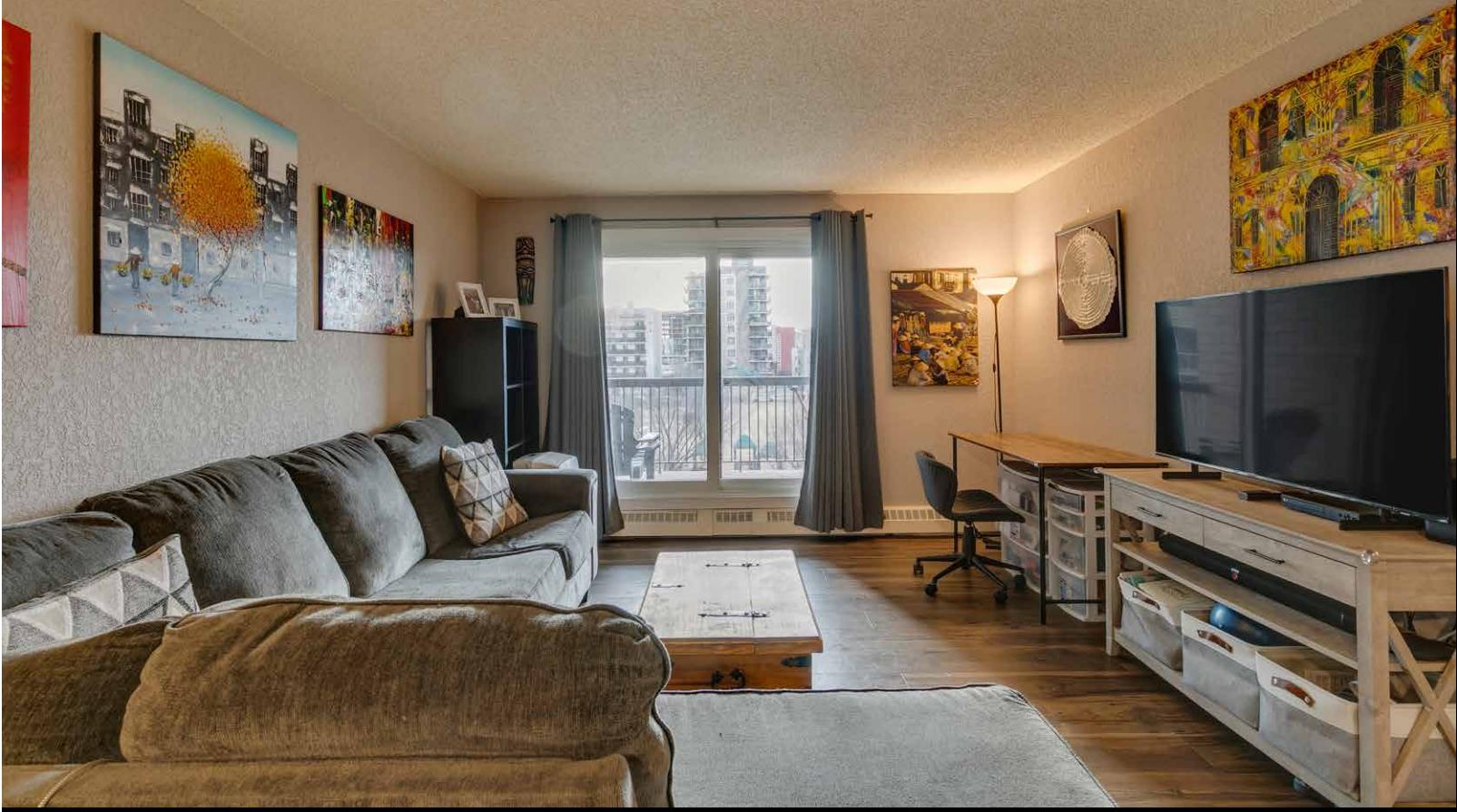


Chris Zaharko  
Associate

ROYAL LEPAGE  
Benchmark  
INDEPENDENTLY OWNED AND OPERATED, BROKER

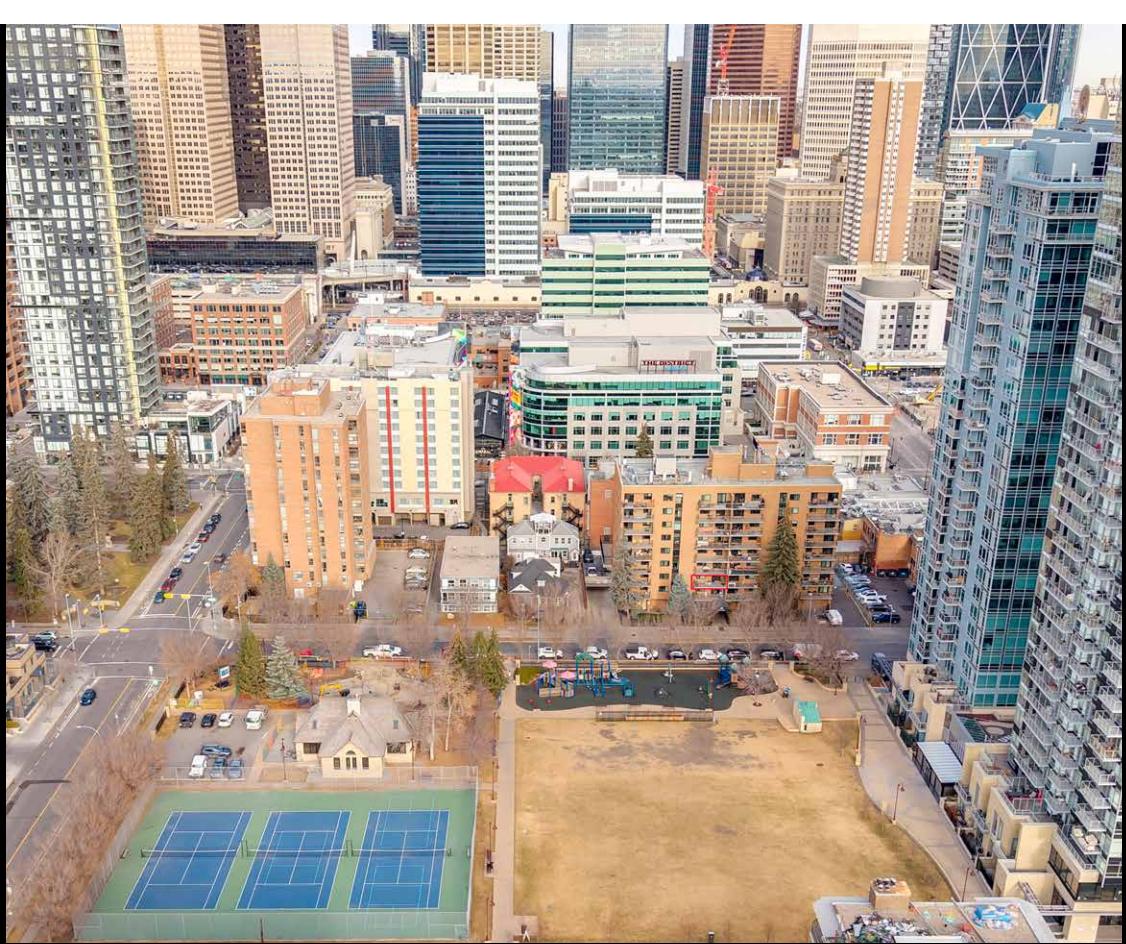
Phone: 403-874-0424  
www.zaharko.com - chris@zaharko.com

Top 1% Nationally



Welcome Home to Park Estates! This 2 bedroom unit is perfect for first time buyer and investors. With 869 sq ft of living space, the layout of this unit provides enough space for comfortable everyday living. The main living area is large enough for an L-Shape sofa and has a flex area for dining or office space. The kitchen is well appointed with full size appliances, breakfast bar and plenty of storage. Both bedrooms provide ample storage and bright natural light from the south facing windows. A renovated 4pc bath & in suite laundry with storage complete this unit. The windows were upgraded in the last 3 years and there are new counter-tops and floors throughout. The oversized south facing covered balcony offers views of Haultain Park. Amenities include, assigned covered parking, secure bike storage, coin laundry, fitness centre, sauna and large common area terrace. Situated in a neighbourhood rich with community, dining and nightlife! Right out your front door are the restaurants and pubs of 1st St SW, from 1st Street Market to a more refine Ten Foot Henry. Walking distance to the amenities, patios and nightlife of 17th Ave & 4 St SW. If that's not enough, save the hassle of rush hour and walk to Downtown. Convenient access to transit, MNP Community & Sport Centre & Macleod Tr SE. Quick Access to University of Calgary and Mount Royal University as well as Stampede Park & the new BMO Event Centre.





MLS: A2270727  
Year Built: 1980  
Community: Beltline  
Style: High Rise Apartment  
Total SqFt: 869.51 sqft  
Taxes: \$1,783.00 (2025)  
Condo Fee: \$693.30/Monthly

Kitchen: 7'10" x 11'11" M  
Living Room: 15'6" x 12'2" M  
Dining Room: 8'3" x 8'6" M  
Primary Bedroom: 14'5" x 12'4" M  
Bedroom: 14'4" x 9'2" M

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403-220 13 Ave SW, Calgary, AB



MAIN - 869.51 SQ.FT.



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