

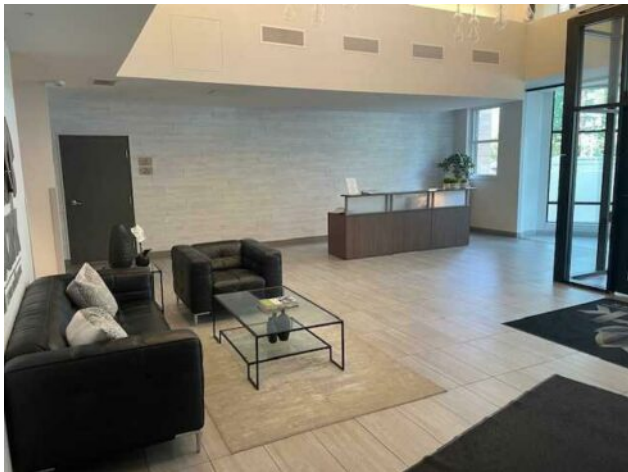


GRASSROOTS
REALTY GROUP

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207, 303 13 Avenue SW
Calgary, Alberta

MLS # A2227677



\$419,000

Division:	Beltline		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	742 sq.ft.	Age:	2015 (10 yrs old)
Beds:	2	Baths:	2
Garage:	Enclosed, Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Fan Coil, Electric	Water:	-
Floors:	Carpet, Ceramic Tile	Sewer:	-
Roof:	Tar/Gravel	Condo Fee:	\$ 800
Basement:	-	LLD:	15-24-1-W5
Exterior:	Brick	Zoning:	DC
Foundation:	Poured Concrete	Utilities:	-
Features:	Elevator, Granite Counters, High Ceilings, No Smoking Home, Recreation Facilities		

Inclusions: n/a

This is condo living at its finest in the beltline. This beautiful building is directly across the street from central park. The unit has a huge wrap around deck facing south and west. This is perfect for entertaining or enjoying quiet moments with sun and the beautiful sunset surrounded by lush vegetation. The inside of this unit is in mint condition with many windows all dressed with top of the line blinds. All furniture is negotiable and is high end. This is a perfect suite for investors and for professionals and /or people who may be downsizing. The building has a concierge. A perfect location!