



GRASSROOTS
REALTY GROUP

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707, 303 13 Avenue SW
Calgary, Alberta

MLS # A2244973



\$399,900

Division:	Beltline		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	773 sq.ft.	Age:	2015 (10 yrs old)
Beds:	2	Baths:	2
Garage:	Parkade, Titled		
Lot Size:	-		
Lot Feat:	-		

Heating:	Central, Natural Gas	Water:	-
Floors:	Carpet, Tile	Sewer:	-
Roof:	-	Condo Fee:	\$ 714
Basement:	-	LLD:	-
Exterior:	Brick, Concrete, Glass	Zoning:	CC-MH
Foundation:	-	Utilities:	-
Features:	Granite Counters, No Animal Home, No Smoking Home		

Inclusions: All furniture and household items included. Except personal items and art objects.

Location doesn't get any better than this! South-east facing, very bright floor to ceiling windows, overlooking Downtown Calgary Tower and Tennis court. Steps to downtown, 17th Ave, 4th Street entertainment districts, and the Stampede Grounds. Good school district, Western Canada HS. Many daycares in the area. Walk to work. One block to the Hospital. This 2 bed, 2 bath has a private balcony with BBQ hookup. Enjoy luxury living with a rec room, resident lounge, guest suite, and electric car charging. One U/G parking spot included! With stainless steel appliances, quartz countertops, and sleek tile flooring. Just a short stroll away from downtown office districts, convenient access to the LRT, Talisman Centre, and river pathways. Building amenities include a rec room, bike storage, resident lounge, guest suite, and 16 visitor parking stalls with electric car charging. This is more than just a condo; it's a lifestyle. Concierge service during office hours. Well managed building, pets subject to board approval. Schedule your showing today.