



GRASSROOTS
REALTY GROUP

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407, 303 13 Avenue SW
Calgary, Alberta

MLS # A2245581



\$374,900

Division:	Beltline		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	784 sq.ft.	Age:	2016 (9 yrs old)
Beds:	2	Baths:	2
Garage:	Covered, Garage Door Opener, Heated Garage, Owned, Parkade, Secured, S		
Lot Size:	-		
Lot Feat:	-		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Tar/Gravel	Condo Fee:	\$ 714
Basement:	-	LLD:	-
Exterior:	Brick, Concrete, Metal Siding	Zoning:	CC-MH
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Granite Counters, No Animal Home, No Smoking Home, See Remarks, Walk-In Closet(s)		

Inclusions: N/A

Wake up to breathtaking, unobstructed views of lush gardens, tennis courts, and a charming heritage home from this bright and airy 2-bedroom corner unit in the highly sought-after downtown residence — THE PARK. With its prime east and south exposure, natural light floods the space all day long, creating a warm and inviting atmosphere you'll love coming home to. This thoughtfully designed layout features two spacious, functional bedrooms and stylish bathrooms, all finished with sleek granite countertops. The modern kitchen is a chef's delight, complete with high-end appliances and beautiful hardwood floors that add timeless elegance throughout. Stay cool year-round with central air conditioning in common areas, and enjoy the ease and comfort of your TITLED secure, heated underground parking. The building offers top-tier amenities including a fully equipped gym, a stylish party room, a guest suite, and a sophisticated lobby that's both welcoming and artfully decorated. On-site concierge and professional management add peace of mind to this exceptional urban lifestyle. Whether you're hosting guests, enjoying the view with your morning coffee, or heading out to explore downtown's best — this is the place to be. Come see why life at THE PARK is truly special — book your private tour today!