



**GRASSROOTS**  
REALTY GROUP

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801, 303 13 Avenue SW  
Calgary, Alberta

MLS # A2276644



**\$359,000**

|           |                                    |        |                   |
|-----------|------------------------------------|--------|-------------------|
| Division: | Beltline                           |        |                   |
| Type:     | Residential/High Rise (5+ stories) |        |                   |
| Style:    | Apartment-Single Level Unit        |        |                   |
| Size:     | 842 sq.ft.                         | Age:   | 2015 (11 yrs old) |
| Beds:     | 2                                  | Baths: | 2                 |
| Garage:   | Parkade, Underground               |        |                   |
| Lot Size: | -                                  |        |                   |
| Lot Feat: | -                                  |        |                   |

|             |                                                                                                                                     |            |        |
|-------------|-------------------------------------------------------------------------------------------------------------------------------------|------------|--------|
| Heating:    | Forced Air                                                                                                                          | Water:     | -      |
| Floors:     | Carpet, Ceramic Tile                                                                                                                | Sewer:     | -      |
| Roof:       | -                                                                                                                                   | Condo Fee: | \$ 753 |
| Basement:   | -                                                                                                                                   | LLD:       | -      |
| Exterior:   | Brick, Mixed                                                                                                                        | Zoning:    | CC-MH  |
| Foundation: | -                                                                                                                                   | Utilities: | -      |
| Features:   | Closet Organizers, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, See Remarks, Walk-In Closet(s) |            |        |
| Inclusions: | N/A                                                                                                                                 |            |        |

Location, location, location! Welcome to this modern 2-bedroom + den, 2-bathroom condo in the heart of Calgary's vibrant Beltline, perfectly positioned between Central Memorial Park and Haultain Park, aptly named The Park. Situated on the 8th floor, this unit showcases stunning views of Central Memorial Park and the downtown skyline. Upon entry, you're greeted by sleek tile flooring, a versatile den, a 3-piece bathroom, and in-suite laundry, leading seamlessly into the open-concept living space. The functional, stylish kitchen features stainless steel appliances, quartz countertops, and a large island overlooking the spacious living and dining areas—ideal for both everyday living and entertaining. Floor-to-ceiling windows flood the home with natural light while framing spectacular city and park views. The primary suite offers a walk-through closet and a 4-piece ensuite, while the second bedroom is perfect for a roommate, guest room, or home office. Enjoy the convenience of TITLED underground parking (#68), additional storage, secure entry, daily concierge, bike storage, a fitness centre, third-floor patio and social room, community gardens, and a guest suite, all within a warm, welcoming community of neighbours that makes this building truly special. Condo fees include all the above and all utilities with the exception of electricity and wifi. Steps from the cafés, shops, and restaurants of 1st Street, 10th Ave, 17th Ave and the Mission District, and minutes to downtown, this property offers convenient and comfortable inner-city living!