1501, 303 13 Avenue SW
Calgary, Alberta

MLS # A2290805

$395,000

Division:	Beltline
Type:	Residential/High Rise (5+ stories)
Style:	Apartment-Single Level Unit
Size:	842 sq.ft.
Age:	2016 (10 yrs old)
Beds:	2
Baths:	2
Garage:	Garage Door Opener, Heated Garage, Owned, Parkade, Stall, Titled, Undergr
Lot Size:	-
Lot Feat:	-

Heating:	Forced Air	**Water:**	-
Floors:	Carpet, Ceramic Tile, Hardwood	**Sewer:**	-
Roof:	Tar/Gravel	**Condo Fee:**	$ 753
Basement:	-	**LLD:**	-
Exterior:	Concrete, Stone, Stucco	**Zoning:**	CC-MH
Foundation:	Poured Concrete	**Utilities:**	-

Features: Closet Organizers, Granite Counters, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Recessed Lighting, Walk-In Closet(s)

Inclusions: N/A

Stunning 2 BEDROOM / DEN / 2 BATH luxury condo in THE PARK! Enjoy one of Calgary’s most vibrant inner-city locations positioned directly across from Central Memorial Park, public tennis courts, downtown offices, restaurants, cafés, Sunterra Market and shopping on 17th Avenue. Residents of THE PARK enjoy an amenity-rich building, including concierge service, GYM, social room, guest suite, ROOFTOP GARDEN & BBQ Area, bike storage, guest parking + wide bright hallways & modern elevators. Condo boasts unobstructed WEST facing MOUNTAIN + DOWNTOWN VIEWS from 15th floor! Living and dining areas are flooded with light & seamlessly connect to the modern kitchen featuring granite countertops, bar seating, stainless steel appliances, and generous workspace—for everyday living + entertaining. Primary RETREAT features a walk-in closet + 4-piece ensuite. Good sized 2nd bedroom + full 3 pc bath with custom shower. Additional features + upgrades include: flex/Den area, stacked Washer/Dryer, smooth painted ceilings, hardwood floors, high-end blinds, central air conditioning, in-floor heating in bathrooms, Balcony with gas-line, unit storage + secured heated + Titled underground parking + carwash bay. Exceptional Value! An urban oasis for professionals seeking luxury, convenience, outdoor + indoor amenities & VIEWS!