



411, 303 13 Avenue SW  
Calgary, Alberta

MLS # A2141318



**\$400,000**

<b>Division:</b>	Beltline		
<b>Type:</b>	Residential/High Rise (5+ stories)		
<b>Style:</b>	High-Rise (5+)		
<b>Size:</b>	755 sq.ft.	<b>Age:</b>	2014 (10 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Fan Coil	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 598
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete	<b>Zoning:</b>	CC-MH
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Granite Counters		

**Inclusions:** None

Welcome to the this highly coveted executive building " The Park" - this beautiful building faces a park to the east & another park to the north and is within walking distance to great restaurants, nearby shops and to the core. Your affordable condo fees include part time concierge service, bike storage, use of the well-equipped onsite gym, titled underground parking and storage. Enjoy the common spaces including an amenities room with large outdoor patio- perfect for the upcoming summer days ahead! A guest suite is also onsite. After passing through the stylish common foyer, you'll head up to the 4th floor to find a well designed, 2 bedroom/ 2 bathroom suite in turn-key condition. The foyer of the suite makes it feel more like a home; a great place to greet guests. The main area of the condo features a well planned kitchen with stainless steel appliances and breakfast bar, looking into the dining area and living room. The bedrooms bookend the primary living space; The primary bedroom has a walk through closet to a full 4 piece bathroom. A 3 piece bath rounds out the living area. Enjoy the convenience of insuite laundry. Enjoy the privacy of the west facing deck. Store your seasonal items in the storage locker above your titled parking stall. Add this one to your short list!