



**1103, 303 13 Avenue SW
Calgary, Alberta**

MLS # A2142003



\$495,000

Division:	Beltline		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment		
Size:	892 sq.ft.	Age:	2015 (9 yrs old)
Beds:	2	Baths:	2
Garage:	Assigned, Heated Garage, Stall, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Fan Coil, Exhaust Fan, Forced Air, Hot Water	Water:	Public
Floors:	Hardwood, Tile	Sewer:	Public Sewer
Roof:	Asphalt/Gravel	Condo Fee:	\$ 711
Basement:	-	LLD:	-
Exterior:	Brick, Concrete, Masonite	Zoning:	cc-mh
Foundation:	-	Utilities:	Cable, Electricity Connected, Electricity Not Paid For,
Features:	Chandelier, Closet Organizers, Granite Counters, Kitchen Island, Low Flow Plumbing Fixtures, No Animal Home, No Smoking Home, Open Floorplan, Recessed Lighting, Recreation Facilities, Storage, Vinyl Windows, Walk-In Closet(s)		
Inclusions:	n/a		

With clean urban design, high end amenities and central connected location, the "Park" is undoubtedly the best located condo in downtown Calgary. Now available is this 11th floor unit in the highly desirable Beltline Community. Maintenance free, urban living awaits in this modern, stunning 2 bedroom, 2 bathroom plus den suite, 892 sq ft. unit. Mere blocks to Calgary's premier entertainment district with nightlife, dining, pubs, shops and stampede grounds right on your doorstep. There are many upscale features in this sleek, gourmet kitchen, including stainless steel kitchen appliances, top of the line washer and dryer and a huge breakfast bar island. The livingroom is perfectly situated to take advantage of the stunning city views. An oversized patio is perfect for entertaining and hosting barbecues. Granite covers the brightly lit kitchen and bathroom counters and hardwood floors are throughout the entire home except for ceramic tile in the bathrooms. Other amenities include air conditioning, in suite laundry, fiber optic internet, a titled underground parking stall and secured storage locker. The spacious master bedroom incorporates a walk thru closet, ensuite bathroom with granite vanity, and a modern tile shower. The second bedroom is nearly as indulgent with a full height window framing unbeatable city views and an abundance of sunshine. Stylish design elements continue into the second bathroom, just as opulent as the rest of the home. The building is well managed and cared for with many amenities that include a fitness room, social suite w/a rooftop, community garden and BBQ area, rentable guest suite for visitors, large bike storage room and several indoor guest parking stalls. This is a clear choice for freedom, walkability, and seamless city access from streetfront to skyline. Take advantage of this urban, stylish, luxurious and

contemporary living and book a showing today!