



**511, 303 13 Avenue SW  
Calgary, Alberta**

**MLS # A2195302**



**\$384,900**

<b>Division:</b>	Beltline		
<b>Type:</b>	Residential/High Rise (5+ stories)		
<b>Style:</b>	Apartment		
<b>Size:</b>	745 sq.ft.	<b>Age:</b>	2015 (10 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Heated Garage, Parkade, Titled, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	Views		

<b>Heating:</b>	Fan Coil, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Tar/Gravel	<b>Condo Fee:</b>	\$ 679
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Concrete	<b>Zoning:</b>	CC-MH
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-

**Features:** Breakfast Bar, Granite Counters, Low Flow Plumbing Fixtures, No Animal Home, No Smoking Home, Open Floorplan, Soaking Tub, Storage, Walk-In Closet(s)

**Inclusions:** All furniture and soft goods

Maintenance-free, urban living awaits in this sophisticated 2 BEDROOM, 2 BATHROOM END UNIT condo in the amenity-rich "The Park" building. Located ACROSS FROM CENTRAL MEMORIAL PARK AND HAULTAIN PARK for tranquil green spaces and mere blocks to CALGARY'S PREMIER ENTERTAINMENT DISTRICT with nightlife, dining, pubs, diverse shops and much more right at your doorstep. FRESHLY PAINTED, this sophisticated unit INCLUDES ALL FURNITURE (except the BBQ) making it truly move-in ready! Titled UNDERGROUND PARKING with a STORAGE LOCKER, CENTRAL AIR CONDITIONING and GRANITE COUNTERTOPS further add to the luxuriousness of this stylish home. The private foyer greets guests and is equipped with a large closet for additional in-suite storage. Culinary adventures are inspired in the sleek, GOURMET KITCHEN boasting stainless steel appliances, granite countertops, a peninsula island with a casual eating bar, ample space for a dining room table and clear sightlines into the living room leading to unobstructed conversations. Curl up in front of the ELECTRIC FIREPLACE in the living room on cold winter evenings and enjoy your downtown in this relaxing space. Spend the warmer months on the adjacent balcony with a GAS LINE for simple summer barbeques while downtown WESTERLY VIEWS showcase DAILY SUNSET VIEWS. The primary bedroom is a true owner's sanctuary with a WALK-THROUGH CLOSET that leads to your PRIVATE ENSUITE. The second bedroom is ideally located on the other side of the unit for ultimate privacy. A second full bathroom and IN-SUITE LAUNDRY further add to your comfort and convenience. The Park is a quiet CONCERT BUILDING with a modern aesthetic offering top-notch amenities including a fantastic ROOFTOP PATIO with a

vegetable garden and infinite views, A SOCIAL ROOM, A WELL-EQUIPPED FITNESS CENTRE, A GUEST SUITE, BIKE STORAGE, CONCIERGE (no more lost packages!) and an unbeatable location mere moments to cafes, restaurants, shops, transit, the Stampede Grounds and the downtown core.