



**1407, 303 13 Avenue SW
Calgary, Alberta**

MLS # A2206960



\$415,000

Division:	Beltline		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	788 sq.ft.	Age:	2015 (10 yrs old)
Beds:	2	Baths:	2
Garage:	Heated Garage, Parkade, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Fan Coil	Water:	-
Floors:	Carpet, Tile	Sewer:	-
Roof:	-	Condo Fee:	\$ 714
Basement:	-	LLD:	-
Exterior:	Brick, Concrete, Metal Siding	Zoning:	CC-MH
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Closet Organizers, Granite Counters, Open Floorplan, Walk-In Closet(s)		

Inclusions: None

The Park - Located in the heart of Calgary, you can walk to anywhere from this urban location. This sub-penthouse property is situated across from Central Memorial Park and Memorial Park Library which are designated national historic sites meaning protected use and views. The unit itself offers amazing views including the parks, tennis courts and tranquil green space as well as stunning downtown and mountain views. This luxury 2 bedroom, 2 full bathroom condo offers elegant, modern finishes and floor to ceiling windows. The kitchen shows off stainless steel appliances, granite countertops and premium cabinetry for a clean, sleek look and feel. Enjoy the views of the city as you sit out on the open-air patio and cool off in the summer with central air conditioning. This unit also comes with one titled parking spot, additional secured storage locker and in-suite laundry for added convenience. The amenity rich building offers a well-equipped fitness room, an indoor/outdoor social lounge and terrace. Additional features include concierge service, underground visitor parking, bike room and a furnished guest suite. Trendy shops and dining are within steps as well it is just blocks to the Plus 15 skywalk allowing a pleasant walk to work inside. The Beltline Neighborhood has been voted number 1 amongst Calgarians for years making this an outstanding home or investment property as Calgary's Beltline offers one of Canada's most vibrant, urban lifestyles. This is upscale living among the best!