



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**303 13 Avenue #203, Calgary T2R0Y9**

MLS® #: **A2118767**

Area: **Beltline**

Listing Date: **04/18/24**

List Price: **\$699,000**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Apartment**  
City/Town: **Calgary**  
Year Built: **2016**

Lot Information

Lot Sz Ar:  
Lot Shape:

Finished Floor Area

Abv Sqft: **1,869**  
Low Sqft:  
Ttl Sqft: **1,869**

Access:  
Lot Feat:  
Park Feat:

**Titled, Underground**

DOM

**31**

Layout

Beds: **2 (2 )**  
Baths: **2.5 (2 1)**  
Style: **High-Rise (5+)**

Parking

Ttl Park: **2**  
Garage Sz:

Utilities and Features

Roof: **Tar/Gravel**  
Heating: **Boiler, High Efficiency**  
Sewer:  
Ext Feat: **None**

Construction: **Brick, Concrete, Metal Siding**  
Flooring: **Hardwood, Tile**  
Water Source:  
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher, Microwave, Refrigerator, Stove(s), Washer/Dryer, Window Coverings, Wine Refrigerator**  
Int Feat: **Breakfast Bar, Double Vanity, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Stone Counters, Walk-In Closet(s)**  
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Foyer	Main	12`11" x 4`9"	Den	Main	15`1" x 10`1"
2pc Bathroom	Main	8`7" x 5`1"	Laundry	Main	10`5" x 5`2"
Kitchen	Main	12`6" x 11`10"	Balcony	Main	17`5" x 9`4"
Living Room	Main	19`3" x 17`2"	Bedroom - Primary	Main	20`0" x 13`6"
Walk-In Closet	Main	11`4" x 5`9"	5pc Ensuite bath	Main	11`4" x 5`10"
Bedroom	Main	18`0" x 10`3"	Walk-In Closet	Main	10`3" x 5`10"
4pc Ensuite bath	Main	10`3" x 4`11"	Balcony	Main	10`10" x 10`3"

Condo Fee:  
**\$1,514**

Title:  
**Fee Simple**  
Fee Freq:  
**Monthly**

Zoning:  
**CC-MH**

Legal Desc: **1513105**

Remarks

Pub Rmks:

**Where the pulse of the city is at your doorstep and every amenity is at your fingertips, this is not just a residence; it is a testament to urban living. Welcome to your sanctuary at The Park! Staying true to its name, this exquisite home boasts breathtaking views of the historic Central Memorial Park and Haultain Park. Imagine waking up to the vibrant greenery right outside your window, sipping your morning coffee relishing a quiet moment with a view on either one of your two private balconies. Step outside and you're moments away from the lively array of shops and restaurant's. As you enter the elegant lobby you'll notice that this thoughtfully designed building was made with you in mind. Nestled in a phenomenal community it includes amenities such as a fitness centre for your wellness needs, bike storage, rooftop patio & community garden, a guest suite for your visitors, concierge service for your utmost convenience and a social suite - it is the perfect place to call home! At almost 1900 sqft with high end finishes, A/C and built-in speaker system, this unit simply echoes with sophistication. Entering this home you'll immediately note the large foyer, hardwood floors and spacious den/office. If you love to entertain the kitchen is a chef's haven; including an incredibly spacious island/breakfast bar and stainless steel appliances, a wine cooler and fabulous open concept. You'll be proud to host both indoors and out. Each of the 2 large bedrooms offer a generous walk-in closet and ensuite to enjoy and wind down from your day. Of course the bathroom is accompanied by heated tile floors, including in the 2 pc bathroom! The 2 Titled underground parking stalls are equipped with hanging storage lockers above and are conveniently located beside the elevator, brining you utmost convenience whether you're going out or coming back home. Come experience life at The Park and start your most beautiful chapter today! Check out the virtual tour.**

Inclusions:

**N/A**

Property Listed By:

**RE/MAX House of Real Estate**

**TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123**



















