

303 13 Avenue #1103, Calgary T2R 0Y9

MLS®#: **A2142003** Area: **Beltline** Listing Date: **07/29/24** List Price: **\$485,000**
 Status: **Pending** County: **Calgary** Change: **-\$10k, 18-Aug** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Apartment**
 City/Town: **Calgary**
 Year Built: **2015**
Lot Information
 Lot Sz Ar:
 Lot Shape:

Finished Floor Area
 Abv Sqft: **892**
 Low Sqft:
 Ttl Sqft: **892**

DOM

51
Layout
 Beds: **2 (2)**
 Baths: **2.0 (2 0)**
 Style: **Apartment**

Parking

Ttl Park: **1**
 Garage Sz: **1**

Access:
 Lot Feat:
 Park Feat: **Assigned,Heated Garage,Stall,Underground**

Utilities and Features

Roof: **Asphalt/Gravel**
 Heating: **Fan Coil,Exhaust Fan,Forced Air,Hot Water**
 Sewer: **Public Sewer**
 Ext Feat: **Courtyard,Garden,Gas Grill,Storage**

Construction: **Brick,Concrete,Masonite**
 Flooring: **Hardwood,Tile**
 Water Source: **Public**
 Fnd/Bsmt:

Kitchen Appl: **Built-In Oven,Central Air Conditioner,Dishwasher,Dryer,Electric Range,Electric Stove,ENERGY STAR Qualified Appliances,ENERGY STAR Qualified Refrigerator,ENERGY STAR Qualified Washer,Microwave,Range Hood,Refrigerator,Washer/Dryer Stacked,Window Coverings**
 Int Feat: **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)**
 Utilities: **Cable Available,Electricity Connected,Electricity Not Paid For,High Speed Internet Available,Sewer Connected,Water Paid For**

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
3pc Bathroom	Main	9`7" x 6`9"	4pc Ensuite bath	Main	8`6" x 5`6"
Bedroom	Main	12`10" x 11`5"	Kitchen	Main	13`0" x 12`1"
Living Room	Main	16`7" x 13`9"	Bedroom - Primary	Main	14`5" x 11`4"
Office	Main	5`3" x 6`5"			

Legal/Tax/Financial

Condo Fee:
\$711

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
cc-mh

Legal Desc: **1513105**

Remarks

Pub Rmks: **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!**

Inclusions: **n/a**
Property Listed By: **MaxWell Canyon Creek**

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