

323 13 Avenue #305, Calgary T2R0K3

MLS® #: **A2157248** Area: **Beltline** Listing Date: **08/12/24** List Price: **\$310,000**
 Status: **Pending** County: **Calgary** Change: **+\$10k, 08-Sep** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Apartment**
 City/Town: **Calgary**
 Year Built: **1969**
Lot Information
 Lot Sz Ar:
 Lot Shape:

Finished Floor Area
 Abv Sqft: **918**
 Low Sqft:
 Ttl Sqft: **918**

DOM
38
Layout
 Beds: **2 (2)**
 Baths: **1.5 (1 1)**
 Style: **Apartment**

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

Access:
 Lot Feat: **Landscaped,Views**
 Park Feat: **Underground**

Utilities and Features

Roof:
 Heating: **Hot Water,Natural Gas**
 Sewer:
 Ext Feat: **Balcony**
 Construction: **Concrete,Stone,Stucco**
 Flooring: **Carpet,Laminate**
 Water Source:
 Fnd/Bsmt:
 Kitchen Appl: **Dishwasher,Electric Stove,European Washer/Dryer Combination,Microwave Hood Fan,Refrigerator,Window Coverings**
 Int Feat: **Elevator,No Animal Home,No Smoking Home,Open Floorplan**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Bedroom - Primary	Main	11`8" x 11`6"	2pc Ensuite bath	Main	4`11" x 4`6"
Bedroom	Main	12`9" x 9`11"	4pc Bathroom	Main	8`1" x 5`0"
Kitchen	Main	13`3" x 7`5"	Entrance	Main	5`4" x 3`7"
Laundry	Main	4`8" x 3`4"	Dining Room	Main	10`2" x 7`11"
Balcony	Main	11`5" x 4`1"	Living Room	Main	20`3" x 12`1"

Legal/Tax/Financial

Condo Fee: Title: Zoning:

\$728

Fee Simple

CC-MH

Fee Freq:

Monthly

Legal Desc: 8110442

Remarks

Pub Rmks: **Investor Alert ! Perfectly located between, Central Memorial Park, downtown and trendy 17th avenue, Park Place is your chioce base in the heart of Calgary. Enjoy the spectacular city views from your front window or your private south facing terrace, where summer months have never been so enjoyable with all your friends and family. With no lack of sunshine throughout this beautiful unit, condo living has never been so pleasing. The beautiful granite counter tops in your updated kitchen will create envy amongst all your guests. Cozy up around your gorgeous fireplace, enjoying the ambiance of the city lights. Park your car in your secure underground parking stall, walking to and from work, Calgary's trendy restaurants, tennis courts and public transit are all within walking distance. Park Place won Condo of the Year for 2014, make this condo your newest and greatest investment! Indulge in a lifestyle only a few can enjoy. Do NOT Miss it!**

Inclusions:

N/A

Property Listed By:

Homecare Realty Ltd.

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









