



THE
A-TEAM

**RE/MAX
FIRST**

303 13 Avenue #1802, Calgary T2R0Y9

MLS®#: **A2177153**

Area: **Beltline**

Listing Date: **11/03/24**

List Price: **\$639,000**

Status: **Active**

County: **Calgary**

Change: **-\$20k, 12-Nov**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Apartment**
City/Town: **Calgary**
Year Built: **2015**

Lot Information

Lot Sz Ar:
Lot Shape:

Access:
Lot Feat:
Park Feat:

Guest,Heated Garage,Public Electric Vehicle Charging Station(s),Underground

Finished Floor Area

Abv Sqft: **1,148**
Low Sqft:
Ttl Sqft: **1,148**

DOM

48

Layout

Beds: **2 (2)**
Baths: **2.0 (2 0)**
Style: **High-Rise (5+)**

Parking

Ttl Park: **1**
Garage Sz:

Utilities and Features

Roof:
Heating: **Boiler,Natural Gas**
Sewer: **Public Sewer**
Ext Feat: **Balcony,BBQ gas line**

Construction: **Concrete,Glass**
Flooring: **Carpet,Tile**
Water Source: **Public**
Fnd/Bsmt:

Kitchen Appl: **Central Air Conditioner,Dishwasher,Dryer,Gas Oven,Gas Range,Microwave,Range Hood,Refrigerator,Washer,Window Coverings**
Int Feat: **Kitchen Island,No Smoking Home**
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Bedroom - Primary	Main	11`10" x 11`7"	Bedroom	Main	14`1" x 9`7"
Living Room	Main	15`3" x 14`11"	Kitchen	Main	18`7" x 8`6"
Dining Room	Main	11`7" x 11`5"	Office	Main	5`11" x 5`8"
Laundry	Main	4`9" x 4`6"	4pc Ensuite bath	Main	8`0" x 4`11"
3pc Bathroom	Main	8`5" x 4`11"			

Legal/Tax/Financial

Condo Fee:
\$907

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
CC-MH

Legal Desc: **1513105**

Remarks

Pub Rmks: **SW facing 18th floor, Location! Location! Location! Perfectly situated across from the beautiful Central Memorial Park, walking distance to Downtown Office districts and the 17 Ave 4th Street SW entertainment districts, restaurants, pubs, coffee shops and shopping. A few blocks away from the Stampede Grounds, LRT Station, Talisman Centre, walking and biking paths along the River. This 2 bedroom & 2 bathroom with an office, air conditioned unit is located on the 18th floor and is facing South West. Mountains view, Stampede firework, and Downtown Calgary Tower View, balcony with gas BBQ hookup. Fully upgraded with stainless steel appliances, quartz counter tops and Tile floor. This luxury 1148sf condo has rec room, bike storage, residents lounge, guest suite and 16 underground visitors parking with electric car charge stations. This is a great unit in a perfect location with 3 sides of the building surrounded by historic sites and public tennis court. The parking spot is over sized and the 1st spot closest to the exit.**

Inclusions:
Property Listed By: **N/A**
First Place Realty

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









