

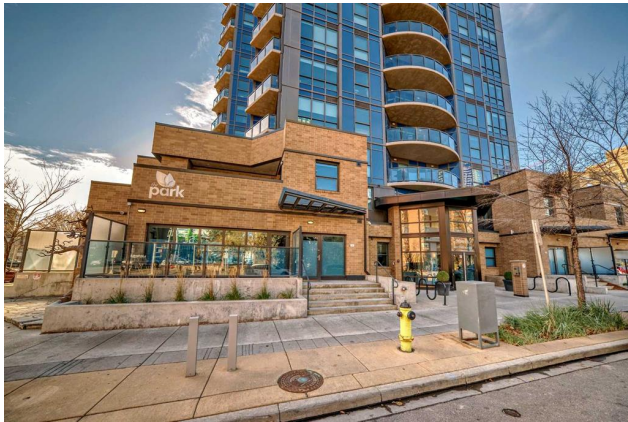


THE
A-TEAM

**RE/MAX
FIRST**

303 13 Avenue #202, Calgary T2R0Y9

MLS®#: **A2178118** Area: **Beltline** Listing Date: **11/08/24** List Price: **\$519,900**
 Status: **Active** County: **Calgary** Change: **None** 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:

Parkade,Titled,Underground

Finished Floor Area

Abv Sqft: **1,240**
 Low Sqft:
 Ttl Sqft: **1,240**

DOM

14

Layout

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

Parking

Ttl Park: **1**
 Garage Sz:

Utilities and Features

Roof: **Tar/Gravel**
 Heating: **Fan Coil,Natural Gas**
 Sewer:
 Ext Feat: **Balcony,BBQ gas line,Courtyard,Lighting,Storage**

Construction: **Brick,Concrete**
 Flooring: **Ceramic Tile**
 Water Source:
 Fnd/Bsmt:

Kitchen Appl: **Dishwasher,Electric Oven,Microwave,Microwave Hood Fan,Refrigerator,Washer/Dryer,Window Coverings**
 Int Feat: **Closet Organizers,Granite Counters,High Ceilings,Kitchen Island,Low Flow Plumbing Fixtures,No Animal Home,No Smoking Home,Open Floorplan,Storage,Vinyl Windows,Walk-In Closet(s),Wired for Data**

Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Bedroom - Primary	Main	10`3" x 11`7"	4pc Ensuite bath	Main	4`11" x 9`0"
Living Room	Main	12`8" x 13`9"	Bedroom	Main	9`9" x 10`2"
Dining Room	Main	8`1" x 17`4"	Balcony	Main	15`1" x 9`10"
Kitchen	Main	14`4" x 11`2"	Laundry	Main	15`8" x 5`2"
Den	Main	9`7" x 7`7"	Flex Space	Main	12`1" x 9`2"
3pc Bathroom	Main	4`11" x 10`0"			

Legal/Tax/Financial

Condo Fee:
\$990

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
CC-MH

Legal Desc: **1513105**

Remarks

Pub Rmks: **Welcome home to this Incredible opportunity to own an oversized 2 bed and 2 bath condo in the prestigious Park Building. This unit features high ceilings throughout, a gourmet kitchen with gorgeous granite countertops, modern glass tiles, rich cabinetry, stainless steel appliances and a large flat island perfect for entertaining. The dining area flows off of the kitchen area with views of the city. Cozy up in the living-room or unwind on the huge private balcony where you can enjoy a morning coffee or an evening BBQ while taking in the views of downtown Calgarys city skyline. The two bedrooms are both a generous size and are separated by the main living area allowing for a sense of privacy. The primary bedroom features a walk through closet and a stylish 4 piece ensuite. Complete with an oversized laundry-room with plenty of space to do your laundry and storage space. This unit has an added flex room and den for ample space for living with over 1240 sq ft. The building is well managed and has fantastic amenities including a Fitness center, Community Garden, Large Party-room with Patio, Guest suite, Bike storage, and a concierge. This unit includes a titled parking stall in the heated underground parkade as well as a titled storage. The location is unbeatable and only steps away from some of the finest entertainment and dining spots in the city. Close to top restaurants, parks, shopping and so many walking paths in the heart of downtown. This one is a must see to appreciate the square-footage and desirable location.**

Inclusions: **na**
Property Listed By: **CIR Realty**

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

