



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**303 13 Avenue #511, Calgary T2R 0Y9**

MLS®#: **A2180239**

Area: **Beltline**

Listing Date: **11/21/24**

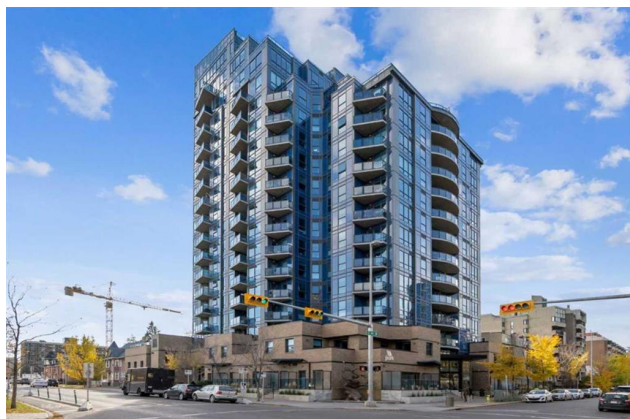
List Price: **\$389,900**

Status: **Active**

County: **Calgary**

Change: **-\$5k, 07-Jan**

Association: **Fort McMurray**



General Information

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

Finished Floor Area  
Abv Sqft: **745**  
Low Sqft:  
Ttl Sqft: **745**

DOM

**72**  
Layout  
Beds: **2 (2 )**  
Baths: **2.0 (2 0)**  
Style: **Apartment**

Lot Information

Lot Sz Ar:  
Lot Shape:

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

Access:

Lot Feat:  
Park Feat: **Views  
Heated Garage,Parkade,Titled,Underground**

Utilities and Features

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

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

Kitchen Appl: **Dishwasher,Electric Stove,Microwave,Range Hood,Refrigerator,Washer/Dryer,Window Coverings**  
Int Feat: **Breakfast Bar,Granite Counters,Low Flow Plumbing Fixtures,No Animal Home,No Smoking Home,Open Floorplan,Soaking Tub,Storage,Walk-In Closet(s)**  
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
<b>Dining Room</b>	<b>Main</b>	<b>9`10" x 7`5"</b>	<b>Living Room</b>	<b>Main</b>	<b>11`6" x 9`10"</b>
<b>Kitchen</b>	<b>Main</b>	<b>9`6" x 9`1"</b>	<b>Laundry</b>	<b>Main</b>	<b>2`11" x 2`9"</b>
<b>Balcony</b>	<b>Main</b>	<b>9`3" x 7`9"</b>	<b>Bedroom - Primary</b>	<b>Main</b>	<b>10`6" x 9`6"</b>
<b>Bedroom</b>	<b>Main</b>	<b>12`7" x 8`10"</b>	<b>3pc Bathroom</b>	<b>Main</b>	
<b>4pc Bathroom</b>	<b>Main</b>				

Legal/Tax/Financial

Condo Fee:  
**\$679**

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

Zoning:  
**CC-MH**

Legal Desc: **1513105**

Remarks

Pub Rmks: **Maintenance-free, urban living awaits in this sophisticated 2 BEDROOM, 2 BATHROOM END UNIT condo in the amenity-rich "The Park" building. Located ACROSS FROM CENTRAL MEMORIAL PARK AND HAULTAIN PARK for tranquil green spaces and mere blocks to CALGARY'S PREMIER ENTERTAINMENT DISTRICT with nightlife, dining, pubs, diverse shops and much more right at your doorstep. FRESHLY PAINTED, this sophisticated unit INCLUDES ALL FURNITURE (except the BBQ) making it truly move-in ready! Titled UNDERGROUND PARKING with a STORAGE LOCKER, CENTRAL AIR CONDITIONING and GRANITE COUNTERTOPS further add to the luxuriousness of this stylish home. The private foyer greets guests and is equipped with a large closet for additional in-suite storage. Culinary adventures are inspired in the sleek, GOURMET KITCHEN boasting stainless steel appliances, granite countertops, a peninsula island with a casual eating bar, ample space for a dining room table and clear sightlines into the living room leading to unobstructed conversations. Curl up in front of the ELECTRIC FIREPLACE in the living room on cold winter evenings and enjoy your downtown in this relaxing space. Spend the warmer months on the adjacent balcony with a GAS LINE for simple summer barbeques while downtown WESTERLY VIEWS showcase DAILY SUNSET VIEWS. The primary bedroom is a true owner's sanctuary with a WALK-THROUGH CLOSET that leads to your PRIVATE ENSUITE. The second bedroom is ideally located on the other side of the unit for ultimate privacy. A second full bathroom and IN-SUITE LAUNDRY further add to your comfort and convenience. The Park is a quiet CONCERT BUILDING with a modern aesthetic offering top-notch amenities including a fantastic ROOFTOP PATIO with a vegetable garden and infinite views, A SOCIAL ROOM, A WELL-EQUIPPED FITNESS CENTRE, A GUEST SUITE, BIKE STORAGE, CONCIERGE (no more lost packages!) and an unbeatable location mere moments to cafes, restaurants, shops, transit, the Stampede Grounds and the downtown core.**

Inclusions: **All furniture and soft goods**  
Property Listed By: **eXp Realty**

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

















511, 303 13 Ave SW, Calgary, AB  
Main Floor 1000 sq ft



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PREPARED: 2024/08/07



While eplans are included from like floor areas in eGUIDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.