



THE
A-TEAM

**RE/MAX
FIRST**

303 13 Avenue #610, Calgary T2R 0Y9

MLS® #: **A2182083**

Area: **Beltline**

Listing Date: **12/04/24**

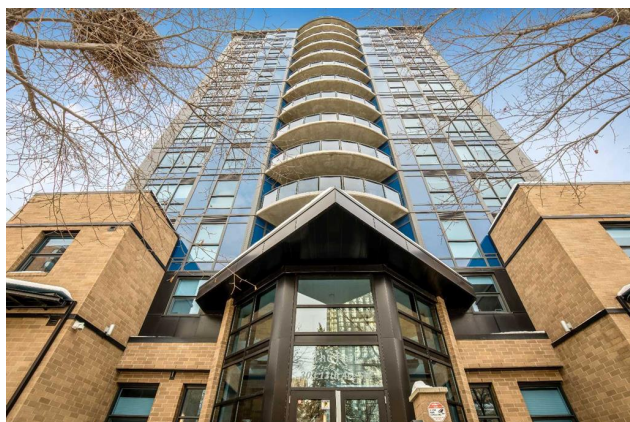
List Price: **\$424,900**

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:

Finished Floor Area

Abv Sqft: **800**
Low Sqft:
Ttl Sqft: **800**

DOM

17
Layout
Beds: **2 (2)**
Baths: **2.0 (2 0)**
Style: **High-Rise (5+)**

Parking

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

Access:

Lot Feat:
Park Feat: **Titled, Underground**

Utilities and Features

Roof:
Heating: **Fan Coil**
Sewer:
Ext Feat: **BBQ gas line**

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

Kitchen Appl: **Dishwasher, Electric Stove, Microwave, Refrigerator, Washer/Dryer Stacked**
Int Feat: **Granite Counters, No Animal Home, No Smoking Home, Storage**
Utilities:

Room Information

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

Legal/Tax/Financial

Condo Fee:

Title:

Zoning:

\$675

Fee Simple

cc-mh

Fee Freq:

Monthly

Legal Desc: 1513105;57

Remarks

Pub Rmks: **Stylish 2 Bedroom, 2 Bathroom End Unit in the Heart of Calgary's Beltline! Discover urban living at its finest in this stunning and quiet end unit, perfectly situated in the vibrant Beltline neighborhood. Featuring southwest exposure and a ton of windows, this home is bathed in natural light and offers a modern aesthetic that complements its city surroundings. The generous open concept layout seamlessly connects the living and dining areas, creating an inviting space for entertaining or relaxing with family. Enjoy cooking in your chic kitchen equipped with stainless steel appliances, granite countertops, ample counter space, and stylish cabinetry. Perfect for culinary enthusiasts! Head down the hall and you will find in-suite laundry and two generous sized bedrooms including the primary suite with an en-suite bathroom for ultimate comfort and privacy. Both bathrooms are elegantly designed with contemporary fixtures, providing a spa-like feel at home. Unwind from a long day or just get your day started by stepping outside to your private patio with spectacular views of downtown Calgary. This cozy space is ideal for enjoying your morning coffee or evening sunsets and BBQ's. The patio also comes equipped with a gas hook up for your BBQ. There is one underground titled parking stall literally steps away from the elevator door which makes it super convenient when bringing in groceries or unloaded the car. Conveniently located right next the parking stall is one assigned storage locker as well. There is also a storage room in the unit that could be utilized as a small office space as well. The Park building offers amenities such as a large common room with a large patio and community garden, a gym, bike storage, a guest suite, and visitor parking with a charging station for an EV. Situated in a prime location, this unit is close to shopping, dining, and recreational facilities in Calgary's downtown's commercial district. Don't miss the opportunity to make this stunning end unit your new home! Schedule a viewing today!**

Inclusions: **All window coverings**
Property Listed By: **The Real Estate District**

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

