



THE
A-TEAM

**RE/MAX
FIRST**

303 13 Avenue #1504, Calgary T2R0Y9

MLS® #: **A2187386** Area: **Beltline** Listing Date: **01/14/25** List Price: **\$450,000**
 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, Underground**

Finished Floor Area

Abv Sqft: **747**
 Low Sqft:
 Ttl Sqft: **747**

DOM

8

Layout

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

Parking

Ttl Park: **1**
 Garage Sz:

Utilities and Features

Roof:
 Heating: **Fan Coil**
 Sewer:
 Ext Feat: **Balcony**

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

Kitchen Appl: **Built-In Refrigerator, Dishwasher, Garage Control(s), Gas Stove, Range Hood, Washer/Dryer Stacked, Window Coverings**
 Int Feat: **Closet Organizers, Granite Counters, No Animal Home, Open Floorplan, Walk-In Closet(s)**
 Utilities:

Room Information

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

Legal/Tax/Financial

Condo Fee: **\$679** Title: **Fee Simple** Zoning: **CC-MH**

Fee Freq:
Monthly

Legal Desc: **1513105**

Remarks

Pub Rmks: **Welcome to The Park! Situated between Central Memorial Park and Haultain Park in the heart of the Beltline. This modern 2-bedroom, 2-bathroom condo offers unobstructed city views and a sunny east-facing exposure that floods the unit with natural light. The unit features a desirable open floor plan and is adorned with hardwood flooring throughout the main living areas. The kitchen is perfect for cooking enthusiasts, equipped with upgraded full-size GE stainless steel appliances, including a gas stove. It also boasts beautiful granite countertops and full-height cabinetry. The primary bedroom is bright and airy, with a spacious walk-in closet that leads into a luxurious 4-piece ensuite. The ensuite features upgraded granite countertops, a subway tile backsplash, and a relaxing soaker tub. The secondary bedroom, with its two large windows, provides stunning views. The second bathroom includes a large tiled shower and ceramic tile floors. You'll be impressed by the spectacular views of the city skyline and the Calgary Tower from the balcony, which also has a gas hookup for your BBQ. Additional features include in-suite laundry, air conditioning, titled parking, and a storage locker. The building offers extra amenities such as a large common room with a massive patio and community garden, a guest suite, bike storage, a gym, and visitor parking with an EV charging station. You're within walking distance of fantastic restaurants like First Street Market and the new 33 Acres Brewery, as well as the Saddledome, shopping, and downtown's commercial district. Don't miss this opportunity to experience the ultimate downtown lifestyle at The Park!**

Inclusions: **NA**
Property Listed By: **Century 21 Masters**

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







