



THE
A-TEAM

**RE/MAX
FIRST**

303 13 Avenue #1102, Calgary T2R0Y9

MLS® #: **A2190277**

Area: **Beltline**

Listing Date: **01/26/25**

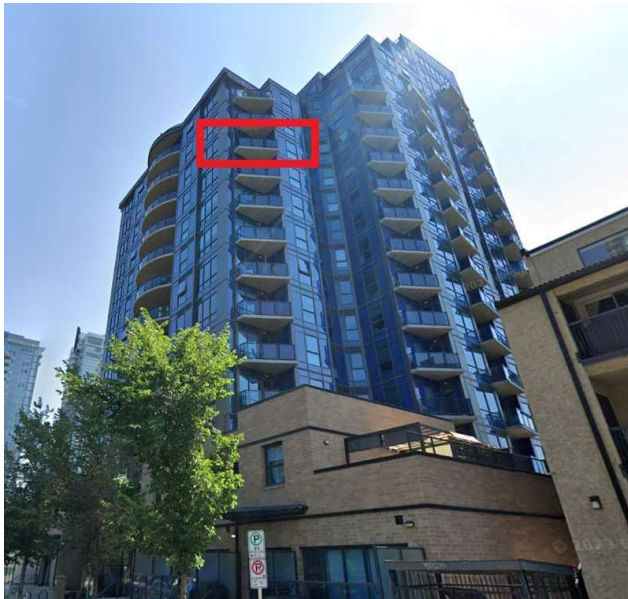
List Price: **\$499,000**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

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

Finished Floor Area

Abv Sqft: **828**

Low Sqft:

Ttl Sqft: **828**

DOM

7

Layout

Beds: **2 (2)**

Baths: **2.0 (2 0)**

Style: **High-Rise (5+)**

Lot Information

Lot Sz Ar:

Lot Shape:

Parking

Ttl Park: **1**

Garage Sz:

Access:

Lot Feat:

Park Feat:

Parkade, Underground

Utilities and Features

Roof: **Rubber, Tar/Gravel**

Heating: **Central, Natural Gas**

Sewer:

Ext Feat: **Playground, Tennis Court(s)**

Construction:

Brick, Concrete, Glass

Flooring:

Carpet, Tile

Water Source:

Fnd/Bsmt:

Poured Concrete

Kitchen Appl: **Dishwasher, Electric Stove, Microwave, Range Hood, Refrigerator, Washer/Dryer Stacked, Window Coverings**

Int Feat: **Granite Counters, Kitchen Island, No Smoking Home**

Utilities:

Room Information

Room
Bedroom - Primary

Level
Main

Dimensions
10`6" x 10`6"

Room
Bedroom

Level
Main

Dimensions
9`6" x 9`8"

Kitchen With Eating Area
Foyer
3pc Bathroom

Main
Main
Main

13`2" x 11`10"
15`8" x 5`0"
8`3" x 4`10"

Living Room
4pc Bathroom
Laundry

Main
Main
Main

16`2" x 15`6"
9`8" x 4`11"
3`2" x 3`1"

Legal/Tax/Financial

Condo Fee:
\$690

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
CC-MH

Legal Desc: **1513105**

Remarks

Pub Rmks: **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 air conditioned unit is located on the 11th floor and is facing North & West. Mountains and Downtown Views, balcony with gas BBQ hookup. Fully upgraded with stainless steel appliances, quartz counter tops and Tile floor. This luxury condo has rec room, bike storage, residents lounge, guest suite and 16 underground visitors parking. This is a great unit in a perfect location with 3 sides of the building surrounded by historic sites and public tennis court.**

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



