

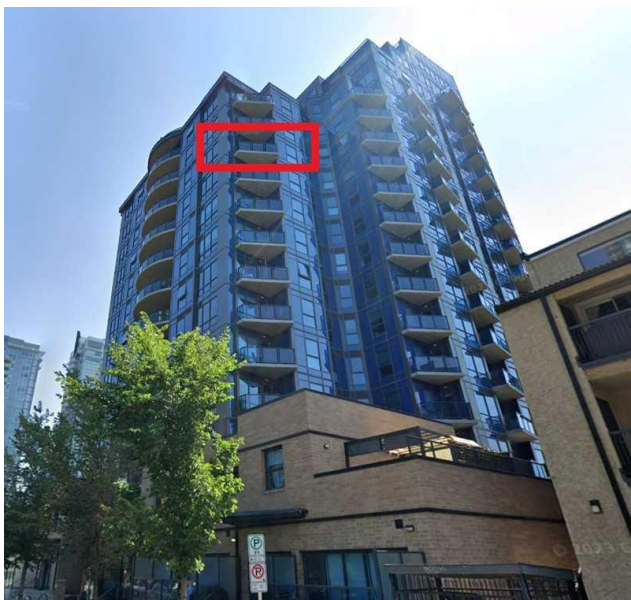


THE  
**A-TEAM**

**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

**46**  
Layout  
 Beds: **2 (2 )**  
 Baths: **2.0 (2 0)**  
 Style: **Apartment-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	Level	Dimensions	Room	Level	Dimensions
Bedroom - Primary	Main	10`6" x 10`6"	Bedroom	Main	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. Currently rented for \$2750/mo. till Aug 2025.**

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**





