



THE
A-TEAM

**RE/MAX
FIRST**

303 13 Avenue #1802, Calgary T2R0Y9

MLS® #: **A2199784**

Area: **Beltline**

Listing Date: **03/06/25**

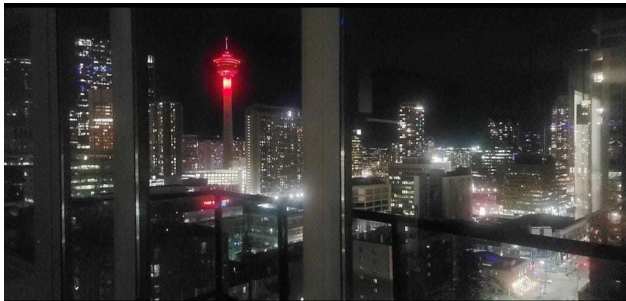
List Price: **\$619,000**

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:

Finished Floor Area

Abv Sqft: **1,148**
Low Sqft:
Ttl Sqft: **1,148**

DOM

3
Layout
Beds: **2 (2)**
Baths: **2.0 (2 0)**
Style: **Apartment-Single Level Unit**

Parking

Ttl Park: **1**
Garage Sz:

Access:

Lot Feat:

Park Feat: **Parkade, Underground**

Utilities and Features

Roof:
Heating: **Central**
Sewer:
Ext Feat: **Balcony**

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

Kitchen Appl: **Dishwasher, Dryer, Gas Stove, Microwave, Refrigerator, Washer, Window Coverings**
Int Feat: **Granite Counters, Kitchen Island, No Smoking Home**
Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Bedroom - Primary	Main	11`10" x 11`7"	Bedroom	Main	14`1" x 9`7"
Living Room	Main	15`3" x 14`11"	Kitchen	Main	18`7" x 8`6"
Dining Room	Main	11`7" x 11`5"	Office	Main	5`11" x 5`8"
Laundry	Main	4`9" x 4`6"	4pc Ensuite bath	Main	8`0" x 4`11"
3pc Bathroom	Main	8`5" x 4`11"			

Legal/Tax/Financial

Condo Fee:
\$907

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

Zoning: **CC-MH**

Legal Desc: 1513105

Remarks

Pub Rmks: **Location doesn't get any better than this! South-west facing, very bright floor to ceiling windows, 18th-floor sub-penthouse condo overlooking Downtown Calgary Tower and also with Rocky Mountain view. Steps to downtown, 17th Ave, 4th Street entertainment districts, and the Stampede Grounds. Good school district, Western Canada HS. Many daycares in the area. Walk to work. One block to the Hospital. This stunning 2 bed, 2 bath + office unit boasts mountain views, a modern kitchen, and two private balconies with BBQ hookup. It has a wow factor. Enjoy luxury living with a rec room, resident lounge, guest suite, and electric car charging. Prime parking spot included! Schedule your showing today! Experience unparalleled urban living, enjoy breathtaking views of the mountains, Stampede fireworks, and the iconic Calgary Tower. Over looking Central Memorial Park, where many civic entertainment activities are held in the park. Unit features a fully upgraded interior with stainless steel appliances, quartz countertops, and sleek tile flooring. Step onto your private balcony with gas BBQ hookup and soak in the vibrant city atmosphere. Just a short stroll away from downtown office districts, 17th Ave entertainment, and convenient access to the LRT, Talisman Centre, and river pathways. Building amenities include a rec room, bike storage, resident lounge, guest suite, and 16 visitor parking stalls with electric car charging. Parking is an oversized parking spot conveniently located near the exit. This is more than just a condo; it's a lifestyle. Concierge service during office hours.**

Inclusions: N/A
Property Listed By: First Place Realty

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



