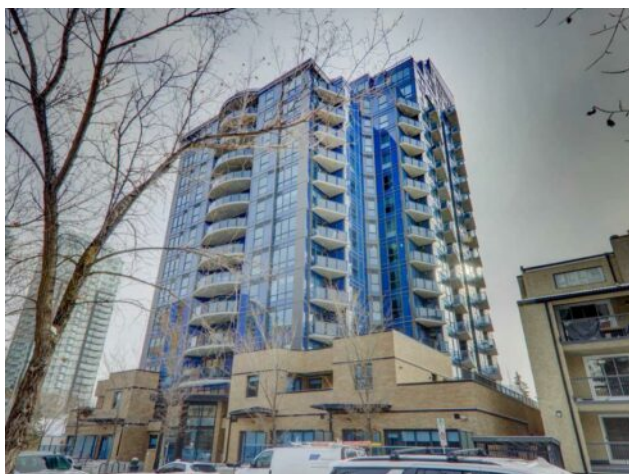


1409, 303 13 Avenue SW  
Calgary, Alberta

MLS # A2192423



# \$750,000

<b>Division:</b>	Beltline		
<b>Type:</b>	Residential/High Rise (5+ stories)		
<b>Style:</b>	Apartment		
<b>Size:</b>	1,275 sq.ft.	<b>Age:</b>	2015 (10 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Heated Garage, Parkade, Stall, Titled, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	Views		

<b>Heating:</b>	Fan Coil, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Rubber	<b>Condo Fee:</b>	\$ 1,182
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Composite Siding, Concrete	<b>Zoning:</b>	CC-MH
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Built-in Features, Closet Organizers, Granite Counters, Kitchen Island, No Animal Home, No Smoking Home, Soaking Tub, Storage, Walk-In Closet(s)		
<b>Inclusions:</b>	Bunk bed/desk unit		

Experience modern luxury and convenience in this stunning 2-bedroom, 2.5-bathroom condo in Calgary's Beltline. Located on the 14th floor, this corner unit offers breathtaking panoramic views of the Downtown Core, the Rocky Mountains, and Memorial Park through floor-to-ceiling windows. Spanning 1,279 sq. ft. of air-conditioned living space, this residence boasts premium upgrades, and an open-concept design. The chef's kitchen features a large granite island, top-tier stainless steel appliances, including a gas stove, and full-height espresso-stained cabinetry with under-lighting. The dining area is perfect for hosting, while the living room provides access to a west-facing balcony ideal for enjoying sunsets or grilling with the gas BBQ hookup. A dedicated den with built-in Murphy bed and a drop-leaf desk makes for an excellent home office. Both bedrooms include walk-in closets, with custom built-ins and spa-inspired 4-piece ensuites. The primary suite offers a private balcony with stunning southern views while the second bedroom is generous in size and boasts a 4 piece ensuite. Hardwood flooring, a 2-piece guest bathroom, and in-suite laundry add to the home's refined design. This unit includes a tandem titled underground heated parking stalls plus storage locker. The Park offers top-notch amenities, including a gym, outdoor terrace, bike storage, recreation room, resident lounge, guest suite, and 16 underground visitor parking spots with EV charging. Security and maintenance services ensure a stress-free, lock-and-leave lifestyle. This unbeatable location places you steps from Central Memorial Park, 17th Avenue's vibrant dining and shopping, 4th Street's entertainment, and future attractions in the entertainment district. Nearby are the LRT, Stampede Grounds, MNP

Community & Sport Centre, and scenic river pathways. Historic sites and public tennis courts add to the charm. Enjoy urban sophistication with easy access to everything Calgary has to offer.