



## 303 13 Avenue Calgary Alberta

\$425,000

Welcome to The Park, where true luxury meets urban living at its finest! Located in the highly sought-after area surrounding the historic Central Memorial Park and Library. Experience the pinnacle of elegance with this spacious residence offering almost 1100 sqft of living space. Boasting 2 bedrooms and 2 baths, this home provides the perfect blend of comfort and style. Pet owners will appreciate the private entrance, allowing for easy access to the park, while also ensuring a seamless experience when entertaining guests. The moment you step inside, you'll be greeted by a breathtaking open concept layout, designed to cater to those who love to host and entertain. The abundance of windows brings in a ton of natural light, creating an inviting and warm atmosphere. The sleek gourmet kitchen is a true culinary masterpiece, featuring quartz countertops and high-end stainless steel appliances. Indulge in outdoor living on not just one, but two generous patios, offering ample space for relaxation and alfresco dining. The decadence continues with luxurious amenities such as heated bathroom floors, a convenient walkthrough closet in the primary bedroom, and a spacious walk-in closet in the second bedroom. Inside, you'll find additional modern conveniences, including in-suite laundry and refreshing AC/air conditioning. The building features a fitness center on the same floor for easy access to your daily workout routine. Other amenities include secure bike storage, an inviting owners' lounge, a rooftop garden, and convenient underground parking with additional storage space. Enjoy the peace of mind that comes with a dedicated concierge, ensuring personalized service and security. For guests, there is a comfortable guest suite available. Surrounding the building, you'll find a vibrant neighborhood with boutique shops, extraordinary restaurants, charming coffee shops, and even nea...

Primary Bedroom 15.58 Ft x 11.42 Ft

Living room 17.17 Ft x 19.25 Ft

Kitchen 8.17 Ft x 16.92 Ft

Dining room 11.08 Ft x 11.17 Ft

Bedroom 11.00 Ft x 10.42 Ft

4pc Bathroom 4.83 Ft x 8.08 Ft

3pc Bathroom 4.83 Ft x 9.58 Ft

Listing Presented By:



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**RE/MAX**

**RE/MAX REAL ESTATE  
(CENTRAL)**

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