



# 303 13 Avenue Calgary Alberta

\$518,000

Welcome to the ultimate urban oasis! This remarkable 2-bedroom home comes with a private 758 sq.ft. balcony that's your personal front-row seat to the stunning Central Memorial Park and jaw-dropping skyline views. Freshly painted in a sleek "Revere Pewter" by Benjamin Moore and boasting brand new carpets, this home is move-in ready! The heart of the home is a sophisticated kitchen, featuring a sleek chimney hood-fan, granite countertops with an extended breakfast bar, and espresso-colored cabinets with soft-close hardware. Brand-new stainless steel slide-in range and dishwasher complete this culinary haven. Both bedrooms are cozy retreats with blackout blinds for restful sleep, while the primary bedroom boasts a spacious walk-in closet leading to a luxurious 4-piece ensuite. The showstopper, however, is the expansive balcony--a true outdoor sanctuary with endless possibilities for entertaining. Design your dream space with multiple zones for a living area, dining, bar setup, and cozy seating areas to fully embrace the serene park setting. Equipped with a hose bib for gardening enthusiasts and a gas line for a BBQ, fire table, or patio heater, this outdoor oasis is perfect for year-round enjoyment. Picture this: multiple zones to chill, dine, sip cocktails, or just relax and take in the park views. Whether it's an outdoor living room, a BBQ spot (gas line ready!), or a little garden with a hose bib - your options are endless. Add a fire table or patio heater, and you're set for year-round outdoor vibes. Living at The Park offers an unparalleled lifestyle with concierge service, a state-of-the-art fitness centre, guest suite, owners' lounge, and a serene rooftop community garden. Nestled in a lively neighborhood brimming with culture, you'll find a historical library, tennis courts, top-tier restaurants, and charming coffee shops--all just steps away, with easy access ...

3pc Bathroom .00 Ft x .00 Ft  
 4pc Bathroom .00 Ft x .00 Ft  
 Living room 13.75 Ft x 11.33 Ft  
 Dining room 9.42 Ft x 6.92 Ft

Bedroom 9.92 Ft x 9.17 Ft  
 Primary Bedroom 10.92 Ft x 10.58 Ft  
 Other 28.42 Ft x 27.58 Ft

Listing Presented By:



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