



## 303 13 Avenue Calgary Alberta

\$549,900

Experience the pinnacle of urban elegance at The Park. Located mere steps to the downtown core, this urban masterpiece offers unparalleled comfort and convenience. Adorned in natural light from the floor to ceiling windows and overlooking Central Memorial and Haultain Park, this incredible two-bedroom/two-bathroom condo features mesmerizing views spanning across the 609 sq ft wrap around deck. A large sitting area with outdoor patio overlooks the parks below and plays on the spectacular views of the Calgary Tower, while a well appointed chef's kitchen overlooks the main living area and is ideal for entertaining. This magnificent kitchen presents an open feel, stainless steel appliances, and granite counters. The private balcony is an ideal retreat for dinners al fresco or unwinding with a glass of wine as you take in those breathtaking views of the downtown skyline. The large primary retreat is separate from the other bedroom for the utmost privacy and is a tranquil sanctuary with a dedicated walk-thru closet leading to a 4pc ensuite. A second comfortably sized bedroom, full bath and convenient in-suite laundry completes the unit. Additionally, this fabulous unit comes with a titled parking stall; although buyers will appreciate the gas-saving advantages that downtown living offers, with its easy strolls to the Saddledome, 17 AV, entertainment district, and the shops and restaurants in vibrant Mission. This well maintained and managed condo building showcases a separate secured bicycle storage and fitness centre (both located on the main floor), a charming guest suite and party room with a full kitchen, large TV and gathering area, and patio with BBQ for entertaining. Experience the ultimate urban living lifestyle as you make this truly wonderful condo your new home. (id:6769)

Bedroom 8.90 M x 14.10 M

Foyer 13.50 M x 6.20 M

Kitchen 8.90 M x 19.10 M

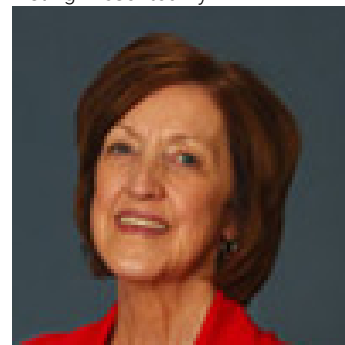
Living room 8.60 M x 16.10 M

Primary Bedroom 10.10 M x 10.10 M

4pc Bathroom .00 M x .00 M

4pc Bathroom .00 M x .00 M

Listing Presented By:



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