



303 13 Avenue Calgary Alberta

\$750,000

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 c...

Primary Bedroom 11.00 Ft x 18.25 Ft

4pc Bathroom 4.92 Ft x 8.92 Ft

Bedroom 10.75 Ft x 15.50 Ft

Office 12.42 Ft x 5.92 Ft

Living room 20.08 Ft x 19.92 Ft

Kitchen 5.67 Ft x 13.58 Ft

Dining room 10.58 Ft x 7.00 Ft

3pc Bathroom 5.75 Ft x 8.08 Ft

2pc Bathroom 9.25 Ft x 6.42 Ft

Listing Presented By:



Originally Listed by:
Royal LePage Benchmark

<https://joannabarstad.com/>



Real Estate Professionals Inc.

202, 5403 CROWCHILD TRAIL
N.W., Calgary, AB, T3B4Z1

Phone: 403-547-4102
cm.mackenzie@shaw.ca