



## 303 13 Avenue Calgary Alberta

\$399,000

LUXURY TWO BEDROOM TWO BATH CONDO IN "THE PARK". Amenity-rich building located right across from Central Memorial Park and public tennis courts. Steps from everything - downtown offices, restaurants and retail on 17th Avenue. This condo offers a FITNESS ROOM, SOCIAL ROOM WITH ROOF TOP GARDEN AND BARBECUE AREA, GUEST SUITE, BIKE STORAGE, CONCIERGE. This unit offers unobstructed views of the park and tennis courts across the street (designated historical sites to the north and east protect the view). The living/ dining area is flooded with light, the kitchen offers stainless steel appliances (dishwasher is one year old), granite counters, lots of cupboard space. The primary bedroom has a 4-piece ensuite and walk-in closet. A good-sized second bedroom and second bath with granite counters. Full-size stacking washer and dryer. Titled underground parking and guest parking too! (id:6769)

Living room 12.00 Ft x 11.00 Ft

Other 8.50 Ft x 7.50 Ft

Kitchen 9.00 Ft x 8.00 Ft

Laundry room 6.50 Ft x 4.50 Ft

Primary Bedroom 12.50 Ft x 10.00 Ft

4pc Bathroom 9.50 Ft x 7.00 Ft

Bedroom 10.00 Ft x 9.50 Ft

3pc Bathroom 8.00 Ft x 5.00 Ft

Other 10.00 Ft x 5.50 Ft

Listing Presented By:



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