



## 303 13 Avenue Calgary Alberta

\$408,000

Welcome to The Park in the heart of the Beltline, perfectly positioned between Central Memorial and Haultain Park. This East-facing 2-bedroom, 2-bathroom unit, has a very functional floorplan, A/C, Underground Parking, and dazzling unobstructed views of downtown and the Calgary Tower! One of the most prestigious buildings along the beltline with concierge and security. This unit features hardwood floors, a kitchen with high-end GE stainless steel appliances, large island, granite countertops, and full-height cabinetry. The primary bedroom offers a private ensuite and views of the tower. The second bedroom boasts large windows with stunning views. Additional amenities include a balcony with city skyline views, gas BBQ hook-up, in-suite laundry, air conditioning, titled parking, and a storage locker. Building amenities enhance your lifestyle with a large common room, patio, community garden, guest suite, bike storage, gym, and EV charging stations. Located within walking distance to top dining, shopping, the Saddledome, and downtown, this unit at The Park offers a premium urban living experience. (id:6769)

Dining room 6.83 Ft x 5.00 Ft

Kitchen 10.75 Ft x 11.08 Ft

Bedroom 8.83 Ft x 9.92 Ft

Laundry room 3.33 Ft x 5.25 Ft

Primary Bedroom 9.67 Ft x 8.75 Ft

3pc Bathroom 4.92 Ft x 7.00 Ft

Other 5.00 Ft x 7.92 Ft

4pc Bathroom 8.00 Ft x 4.92 Ft

Other 9.17 Ft x 8.00 Ft

Living room 9.67 Ft x 9.58 Ft

Listing Presented By:



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**RE/MAX Realty Professionals**

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