

203, 303 13 Avenue SW  
Calgary, Alberta

MLS # A2220917



## \$699,000

|                  |                                    |               |                  |
|------------------|------------------------------------|---------------|------------------|
| <b>Division:</b> | Beltline                           |               |                  |
| <b>Type:</b>     | Residential/High Rise (5+ stories) |               |                  |
| <b>Style:</b>    | Apartment-Single Level Unit        |               |                  |
| <b>Size:</b>     | 1,894 sq.ft.                       | <b>Age:</b>   | 2016 (9 yrs old) |
| <b>Beds:</b>     | 2                                  | <b>Baths:</b> | 2 full / 1 half  |
| <b>Garage:</b>   | Secured, Titled, Underground       |               |                  |
| <b>Lot Size:</b> | -                                  |               |                  |
| <b>Lot Feat:</b> | -                                  |               |                  |

|                    |                                                                                                      |                   |          |
|--------------------|------------------------------------------------------------------------------------------------------|-------------------|----------|
| <b>Heating:</b>    | Central                                                                                              | <b>Water:</b>     | -        |
| <b>Floors:</b>     | Hardwood, Tile                                                                                       | <b>Sewer:</b>     | -        |
| <b>Roof:</b>       | Asphalt                                                                                              | <b>Condo Fee:</b> | \$ 1,720 |
| <b>Basement:</b>   | -                                                                                                    | <b>LLD:</b>       | -        |
| <b>Exterior:</b>   | Brick, Concrete                                                                                      | <b>Zoning:</b>    | cc-MH    |
| <b>Foundation:</b> | -                                                                                                    | <b>Utilities:</b> | -        |
| <b>Features:</b>   | Granite Counters, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Walk-In Closet(s) |                   |          |

**Inclusions:** N/A

Experience refined luxury in the heart of the beltline overlooking Central Memorial Park. Ideally located steps away from Calgary's vibrant entertainment scene, fine culinary experiences, and the downtown core. This sprawling floor plan offers over 1800 sq.ft. of living space, and an abundance of luxurious upgrades that are sure to satisfy even the most discerning buyers. Beautiful mahogany hardwood flooring is complemented by stainless steel appliances and granite countertops flowing throughout the expansive kitchen and living room. The magnitude of square footage offered is a rarity, and provides an exceptional layout including two spacious bedrooms and a den, perfect for those seeking more space while remaining central. The primary retreat offers a walk-in closet suitable for any sized wardrobe, and a lavish five-piece ensuite with heated tile floors. Guests can visit in comfort with the second bedroom providing its own ensuite and walk through closet, or for an elevated level of privacy, rent one of the guest suites offered by the building. Enjoy warm summer nights entertaining out on one of the two private terraces as the palpable energy of the city bustles below. Central Air Conditioning provides year-round comfort, and built in speakers provide the soundtrack to your daily life. Additional amenities include two titled parking stalls, building concierge, a fitness centre, bike storage, a rooftop patio with a community garden, and a social room. Take advantage of this rare opportunity to own a spectacular residence in one of Calgary's most desirable downtown locales.