

707, 303 13 Avenue  
Calgary, Alberta

MLS # A2244973



## \$409,000

<b>Division:</b>	Beltline		
<b>Type:</b>	Residential/High Rise (5+ stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	773 sq.ft.	<b>Age:</b>	2015 (10 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Parkade, Titled		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Central, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 714
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Concrete, Glass	<b>Zoning:</b>	CC-MH
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Granite Counters, No Animal Home, No Smoking Home		

**Inclusions:** All furniture and household items included. Except personal items and art objects.

Location doesn't get any better than this! South-east facing, very bright floor to ceiling windows, overlooking Downtown Calgary Tower and Tennis court. Steps to downtown, 17th Ave, 4th Street entertainment districts, and the Stampede Grounds. Good school district, Western Canada HS. Many daycares in the area. Walk to work. One block to the Hospital. This 2 bed, 2 bath has a private balcony with BBQ hookup. Enjoy luxury living with a rec room, resident lounge, guest suite, and electric car charging. One U/G parking spot included! With stainless steel appliances, quartz countertops, and sleek tile flooring. Just a short stroll away from downtown office districts, convenient access to the LRT, Talisman Centre, and river pathways. Building amenities include a rec room, bike storage, resident lounge, guest suite, and 16 visitor parking stalls with electric car charging. This is more than just a condo; it's a lifestyle. Concierge service during office hours. Well managed building, pets subject to board approval. Schedule your showing today.