

**1406, 303 13 Avenue SW**  
**Calgary, Alberta**

**MLS # A2311071**



**\$379,900**

<b>Division:</b>	Beltline		
<b>Type:</b>	Residential/High Rise (5+ stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	627 sq.ft.	<b>Age:</b>	2015 (11 yrs old)
<b>Beds:</b>	1	<b>Baths:</b>	2
<b>Garage:</b>	Heated Garage, Off Street, Parkade, Stall, Titled, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Fan Coil	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 579
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Concrete, Other	<b>Zoning:</b>	CC-MH
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Kitchen Island, Open Floorplan		

**Inclusions:** none

Amazing views from this spacious 14th floor, 1 bedroom, 2 bath unit - which has been well maintained and offers contemporary finishings throughout! The well appointed kitchen has plenty of cabinets and counterspace, a central island with seating and stainless appliances and is adjacent to the living room with it's bank of floor ceiling windows and access to your covered balcony where you can relax and enjoy the views of Haultain Park and downtown. The primary bedroom with a 4 piece ensuite, a 2nd bathroom with walk-in shower and ensuite laundry complete this home. You also have a titled parking stall with storage locker at the end, in the secured heated underground parkade. The Park is a well run complex and offers it's residents fitness facilities, social rooms, roof top patio with garden area plus guest suites and bike storage. Located just steps away from Central Memorial Park, Haultain Park, transit, and an easy walk to downtown and Stampede Park, this home is not to be missed. Call your favourite realtor to view today!