

**1603, 303 13 Avenue SW**  
**Calgary, Alberta**

**MLS # A2209531**



**\$399,900**

|                  |                                    |               |                   |
|------------------|------------------------------------|---------------|-------------------|
| <b>Division:</b> | Beltline                           |               |                   |
| <b>Type:</b>     | Residential/High Rise (5+ stories) |               |                   |
| <b>Style:</b>    | Apartment-Single Level Unit        |               |                   |
| <b>Size:</b>     | 624 sq.ft.                         | <b>Age:</b>   | 2015 (10 yrs old) |
| <b>Beds:</b>     | 2                                  | <b>Baths:</b> | 2                 |
| <b>Garage:</b>   | Parkade, Underground               |               |                   |
| <b>Lot Size:</b> | -                                  |               |                   |
| <b>Lot Feat:</b> | -                                  |               |                   |

|                    |  |                   |        |
|--------------------|--|-------------------|--------|
| <b>Heating:</b>    | Forced Air   | <b>Water:</b>     | -      |
| <b>Floors:</b>     | Carpet, Tile   | <b>Sewer:</b>     | -      |
| <b>Roof:</b>       | -  | <b>Condo Fee:</b> | \$ 585 |
| <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 Smoking Home, Open Floorplan, Recessed Lighting, Storage, Vinyl Windows |                   |        |

**Inclusions:** N/A

Magnificently situated on the 16th floor of "The Park" building in downtown Calgary's trendy Beltline district, this 2 bedroom, 2 bathroom home has it all including an open layout, upgraded finishes, urban skyline views, titled underground parking, and a separate storage locker. This sensational vantage point boasts views of the Calgary Tower, Bow building, Telus Center, and many more high rise towers, all of which light your home in the evening peacefully with the ambience of an urban night light. "The Park" was appropriately named as it is flanked on 2 sides by two of Calgary's most iconic parks; Central Memorial Park to the north featuring Calgary's famous Memorial Park Library with its adjacent protected green spaces with statues and gardens, and Haultain Park to the East which includes tennis courts, green spaces, and a large playground which is abuzz in activity all year long. Enjoy the peace of mind of knowing that both Haultain School and Central Memorial Park are protected historical sites in Calgary which helps ensure that the gorgeous skyline and park views, natural light, and privacy isn't compromised in the future. Enter through a spacious foyer with room to greet guests and hang up your coats before spilling into the spacious, modern kitchen which includes a center island with bar seating, granite countertops, stainless steel appliances including a gas stove, stylish pendant lighting, and modern flat panel cabinetry that never goes out of style. The living room is the perfect place to unwind with floor to ceiling windows, 16th story skyline views, and beautiful natural light. The two bedrooms are ideally situated on either end of the suite and both overlook Haultain Park. The primary bedroom enjoys its own private bathroom with upgraded finishings. This impeccably well planned layout also

includes in-suite laundry and an additional full bathroom. Both bathrooms boast heated floors, granite countertops, and stand up showers adorned by tasteful floor to ceiling subway tiles and high end finishes. Enjoy watching the Stampede fireworks from your spacious balcony which is the perfect place to unwind and also includes a gas BBQ hookup. The Park is rich in amenities including a state of the art fitness centre, underground parking for yourself and your guests, concierge services, secured bike storage, and a social room with a large communal patio. Located in the heart of the Beltline district, walk to many of Calgary's most desirable hot spots, restaurants, markets, shops, and night life destinations as well as easy access to schools, groceries, the Saddledome for concerts and hockey games, the LRT for commuting around the city, parks for reading a book, and much more.