

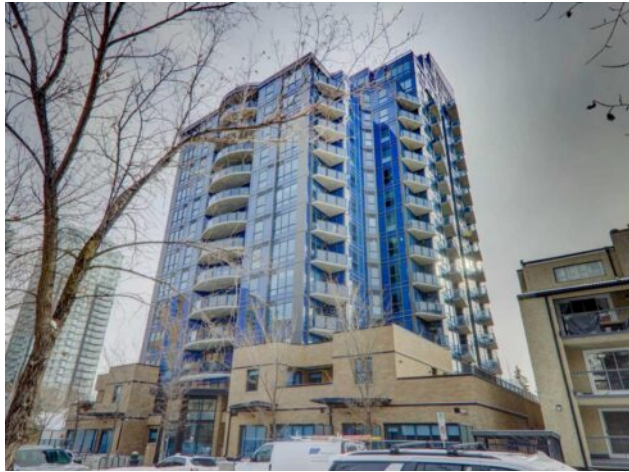


**GRASSROOTS**  
REALTY GROUP

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1409, 303 13 Avenue SW  
Calgary, Alberta

MLS # A2299894



**\$690,000**

<b>Division:</b>	Beltline		
<b>Type:</b>	Residential/High Rise (5+ stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	1,275 sq.ft.	<b>Age:</b>	2015 (11 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Heated Garage, Parkade, Stall, Titled, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	Views		

<b>Heating:</b>	Fan Coil, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Rubber	<b>Condo Fee:</b>	\$ 1,182
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Composite Siding, Concrete	<b>Zoning:</b>	CC-MH
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Built-in Features, Closet Organizers, Granite Counters, Kitchen Island, No Animal Home, No Smoking Home, Soaking Tub, Storage, Walk-In Closet(s)		
<b>Inclusions:</b>	Bunk bed/desk unit		

Step into elevated inner-city living with this beautifully appointed 2-bedroom, 2.5-bathroom residence in the heart of Calgary's vibrant Beltline. Perched on the 14th floor, this corner unit showcases sweeping panoramic views—capturing the Downtown skyline, Rocky Mountains, and Memorial Park through expansive floor-to-ceiling windows. Offering 1,279 sq. ft. of air-conditioned space, the home blends upscale finishes with a thoughtfully designed open-concept layout. The kitchen is both stylish and functional, anchored by a large granite island and complemented by premium stainless steel appliances, including a gas range. Full-height espresso cabinetry with under-cabinet lighting adds warmth and sophistication. The dining area is perfectly suited for entertaining, while the bright living room extends onto a west-facing balcony—ideal for evening sunsets and summer grilling with the gas BBQ hookup. A versatile den featuring a built-in Murphy bed and drop-leaf desk provides the perfect work-from-home setup or guest space. Both bedrooms offer walk-in closets with custom organizers and private, spa-inspired 4-piece ensuites. The primary retreat includes its own balcony with serene southern exposure, while the second bedroom is generously sized and equally well-appointed. Additional highlights include hardwood flooring, a convenient 2-piece powder room, and in-suite laundry. This unit also comes with tandem titled underground heated parking and a dedicated storage locker. Residents of Park Point enjoy exceptional amenities, including a fully equipped fitness centre, outdoor terrace, resident lounge, recreation room, guest suite, bike storage, and ample underground visitor parking with EV charging. Professional management and secure access offer true lock-and-leave convenience. Set in one of Calgary's most desirable urban

locations, you're just steps from Central Memorial Park, the energy of 17th Avenue, 4th Street dining and nightlife, and the evolving entertainment district. With easy access to the LRT, Stampede Grounds, MNP Community & Sport Centre, river pathways, and more, this is city living at its finest—refined, connected, and ready for its next chapter.