



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

902, 303 13 Avenue SW
Calgary, Alberta

MLS # A2317695



\$445,000

Division:	Beltline		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	878 sq.ft.	Age:	2015 (11 yrs old)
Beds:	2	Baths:	2
Garage:	Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Fan Coil, Natural Gas	Water:	Public
Floors:	Hardwood, Laminate	Sewer:	Public Sewer
Roof:	-	Condo Fee:	\$ 790
Basement:	None	LLD:	-
Exterior:	Brick, Concrete, Masonite	Zoning:	CC-MH
Foundation:	Poured Concrete	Utilities:	-
Features:	Bookcases, Granite Counters, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Storage, Vinyl Windows		

Inclusions: N/A

Welcome to The Park, where luxury urban living meets an unbeatable location where Residents Enjoy CONCIERGE SERVICE at the park! This stunning 2-bedroom, 2-bathroom residence is situated on the 9th floor and offers breathtaking views of downtown Calgary skyline, parks and amazing sunsets. This meticulously upgraded home features approximately \$35,000 plus in premium enhancements, including renovated bathrooms in 2024 with granite countertops, custom cabinetry in the bedrooms and living room, custom California Closets in both bedrooms. The Built-in humidifier helps protect the hardwood flooring while providing added comfort during Calgary's dry winter months. Floor-to-ceiling windows flood the living space with natural light and frame the spectacular city vistas. The modern kitchen is designed for both style and functionality, featuring hardwood flooring, stainless steel appliances, and contemporary finishes throughout. This unit comes with 2 storage units and titled underground parking. Ideally located just steps from vibrant shops, restaurants, and entertainment on 17th Avenue and the desirable Mission District. This exceptional residence offers the perfect combination of luxury, convenience, and urban sophistication.