



GRASSROOTS
REALTY GROUP

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204, 303 13 Avenue SW
Calgary, Alberta

MLS # A2330237



\$399,900

Division:	Beltline		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	931 sq.ft.	Age:	2015 (11 yrs old)
Beds:	2	Baths:	2
Garage:	Heated Garage, Parkade, Secured, Stall, Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Tile	Sewer:	-
Roof:	-	Condo Fee:	\$ 823
Basement:	-	LLD:	-
Exterior:	Brick, Concrete	Zoning:	CC-MH
Foundation:	-	Utilities:	-
Features:	Breakfast Bar, Granite Counters		

Inclusions: Refrigerator, electric stove, dishwasher, hoodfan, microwave, washer, dryer, all window coverings, BBQ on balcony

Live in the heart of it all at The Park, one of Calgary's most sought-after Beltline addresses. Offering the perfect blend of style, comfort, and convenience, this impressive 2-bedroom, 2-bathroom condo has a Walkscore of 98 and puts you steps from the city's best restaurants, cocktail bars, pubs, downtown offices, the C-Train, Stampede Park, and the exciting future arena district. Step inside and you'll immediately appreciate the spacious front entry that welcomes you into an open-concept layout designed for both everyday living and entertaining. The kitchen is beautifully appointed with granite countertops, stainless steel appliances, rich espresso cabinetry, and a breakfast bar that overlooks the dining area and living room, making it easy to stay connected whether you're preparing dinner or hosting friends. The bright and inviting living room extends seamlessly onto a large private balcony complete with a natural gas line for your BBQ, creating the perfect space to relax after work or enjoy summer evenings. The generous dining area easily accommodates family dinners or dinner parties before heading out to enjoy Calgary's vibrant nightlife. The primary bedroom offers a peaceful retreat with plenty of closet space and a private 4-piece ensuite. A well-sized second bedroom provides flexibility for guests, a roommate, or a home office, while the stylish 3-piece main bathroom features a convenient corner shower. Practical features continue with titled heated underground parking and a storage locker conveniently located directly at the front of and above your parking stall, providing exceptional storage that's easy to access. Life at The Park goes well beyond your front door. Residents enjoy the peace of mind of an onsite concierge, a fully equipped fitness facility, a guest suite for visiting family and friends, a community garden, a shared outdoor terrace, visitor parking with EV

charging, and a loading dock that makes moving and large deliveries a breeze. An added bonus for the right buyer is that almost all of the furnishings can be included, creating an incredible opportunity for a completely turnkey purchase. Whether you're looking for your own downtown home, a stylish executive residence, or a move-in-ready property that requires virtually no setup, this is a rare offering that lets you simply unpack and start enjoying the downtown lifestyle from day one. Whether you're a professional looking to walk to work, someone who loves being surrounded by Calgary's best dining and entertainment, or simply searching for an exceptional downtown lifestyle, this home delivers the location, amenities, and modern design you've been waiting for. Call for your private viewing today!