



GRASSROOTS
REALTY GROUP

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1406, 303 13 Avenue SW
Calgary, Alberta

MLS # A2340534



\$349,900

Division:	Beltline		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	641 sq.ft.	Age:	2015 (11 yrs old)
Beds:	1	Baths:	2
Garage:	Enclosed, Heated Garage, Parkade, Secured, Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Fan Coil, Natural Gas	Water:	Public
Floors:	Carpet, Tile	Sewer:	Public Sewer
Roof:	Concrete, Flat, Membrane	Condo Fee:	\$ 579
Basement:	None	LLD:	-
Exterior:	Brick, Concrete	Zoning:	CC-MH
Foundation:	Poured Concrete	Utilities:	Electricity Connected
Features:	Breakfast Bar, Closet Organizers, Granite Counters, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Vinyl Windows, Walk-In Closet(s)		
Inclusions:	N/A		

Welcome to The Park! Perched high on the 14th floor, this bright and well-maintained 1-bedroom, 2-bathroom home offers beautiful sunrise views of Haultain Park and the downtown skyline. Floor-to-ceiling windows fill the open living space with natural light, while the private covered balcony provides the perfect place to enjoy the views. Air conditioning adds year-round comfort. The well-appointed kitchen features ample cabinetry and counter space, a central island with seating, stainless steel appliances, and upgraded granite countertops. The primary bedroom features a 4-piece ensuite, while a second full bathroom with a walk-in shower provides added convenience. Heated bathroom floors, contemporary finishes, and in-suite laundry complete the home. This modern and contemporary 2-bedroom, 2-bathroom floor plan has been converted to a 1-bedroom layout and could be converted back with board approval, offering excellent flexibility for future use. Your titled, heated underground parking stall includes a storage cage. The Park offers excellent amenities including a fitness centre, guest suites, social rooms, rooftop patio with garden area, furnished outdoor space, and bike storage. Ideally located steps from Central Memorial Park and Haultain Park, with transit, restaurants, and the Red Mile nearby, and downtown and Stampede Park within easy walking distance. Enjoy exceptional views, two full bathrooms, air conditioning, flexible living space, and an outstanding Beltline location.