

\$425,000 - 103, 303 13 Avenue Sw, Calgary

MLS® #A2106831

\$425,000

2 Bedroom, 2.00 Bathroom, 1,077 sqft
Residential on 0.00 Acres

Beltline, Calgary, Alberta

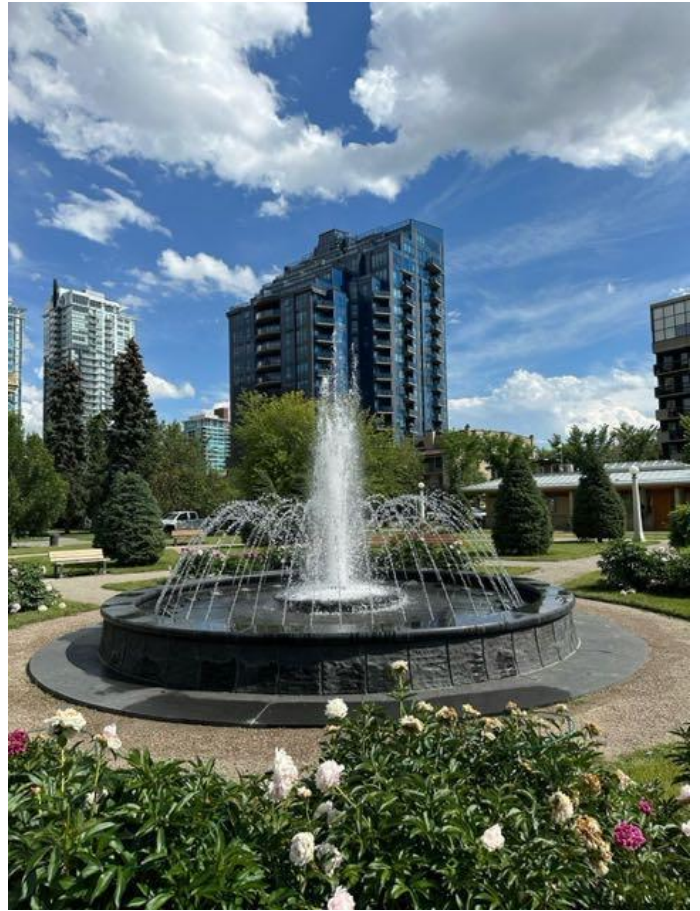
Welcome to The Park, where true luxury meets urban living at its finest! Located in the highly sought-after area surrounding the historic Central Memorial Park and Library.

Experience the pinnacle of elegance with this spacious residence offering almost 1100 sqft of living space. Boasting 2 bedrooms and 2 baths, this home provides the perfect blend of comfort and style. Pet owners will appreciate the private entrance, allowing for easy access to the park, while also ensuring a seamless experience when entertaining guests.

The moment you step inside, you'll be greeted by a breathtaking open concept layout, designed to cater to those who love to host and entertain. The abundance of windows brings in a ton of natural light, creating an inviting and warm atmosphere. The sleek gourmet kitchen is a true culinary masterpiece, featuring quartz countertops and high-end stainless steel appliances.

Indulge in outdoor living on not just one, but two generous patios, offering ample space for relaxation and alfresco dining. The decadence continues with luxurious amenities such as heated bathroom floors, a convenient walkthrough closet in the primary bedroom, and a spacious walk-in closet in the second bedroom.

Inside, you'll find additional modern



conveniences, including in-suite laundry and refreshing AC/air conditioning. The building features a fitness center on the same floor for easy access to your daily workout routine. Other amenities include secure bike storage, an inviting owners' lounge, a rooftop garden, and convenient underground parking with additional storage space.

Enjoy the peace of mind that comes with a dedicated concierge, ensuring personalized service and security. For guests, there is a comfortable guest suite available. Surrounding the building, you'll find a vibrant neighborhood with boutique shops, extraordinary restaurants, charming coffee shops, and even nearby tennis courts for the fitness enthusiasts. Experience the thrill of outdoor events and immerse yourself in the energy of the Red Mile.

Furthermore, this location offers easy access to shopping and schools, and a quick walk will bring you to the bustling downtown financial district. This is truly luxury inner-city living at its best!

Don't miss this opportunity to live a life of grandeur and sophistication. Welcome home to The Park, where luxury and convenience await you.

Built in 2015

Essential Information

MLS® #	A2106831
Price	\$425,000
Sold Price	\$395,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,077

Acres	0.00
Year Built	2015
Type	Residential
Sub-Type	Apartment
Style	Apartment
Status	Sold

Community Information

Address	103, 303 13 Avenue Sw
Subdivision	Beltline
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2R 0Y9

Amenities

Amenities	Bicycle Storage, Elevator(s), Fitness Center, Park, Party Room, Playground, Racquet Courts, Secured Parking, Storage
Parking Spaces	1
Parking	Titled, Underground

Interior

Interior Features	Breakfast Bar, Closet Organizers, Elevator, Kitchen Island, Open Floorplan, Quartz Counters, Recreation Facilities, Separate Entrance, Storage, Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Electric Stove, Microwave, Range Hood, Refrigerator, Washer, Window Coverings
Heating	Fan Coil, Forced Air
Cooling	Central Air
# of Stories	18
Basement	None

Exterior

Exterior Features	Lighting, Private Entrance
Lot Description	Other
Roof	Tar/Gravel
Construction	Concrete
Foundation	Poured Concrete

Additional Information



Date Listed	February 9th, 2024
Date Sold	March 4th, 2024
Days on Market	24
Zoning	CC-MH
HOA Fees	0.00

Listing Details

Listing Office	eXp Realty
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