

\$485,000 - 1103, 303 13 Avenue Sw, Calgary

MLS® #A2142003

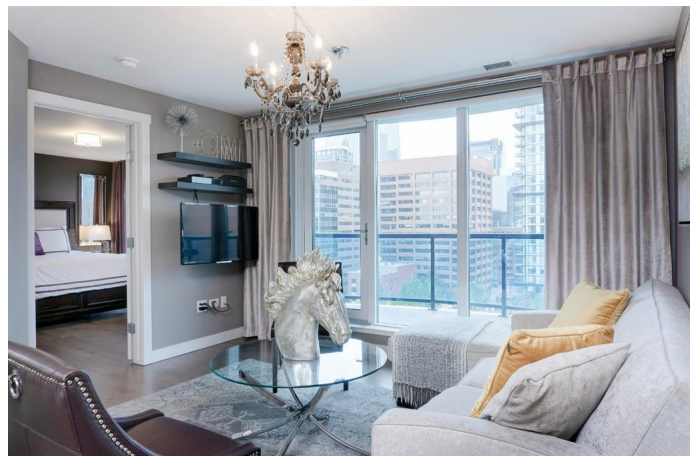
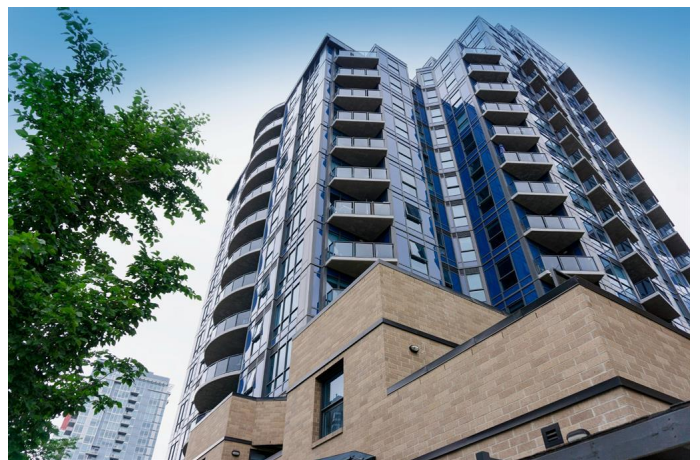
\$485,000

2 Bedroom, 2.00 Bathroom, 892 sqft

Residential on 0.00 Acres

Beltline, Calgary, Alberta

With clean urban design, high end amenities and central connected location, the "Park" is undoubtedly the best located condo in downtown Calgary. Now available is this 11th floor unit in the highly desirable Beltline Community. Maintenance free, urban living awaits in this modern, stunning 2 bedroom, 2 bathroom plus den suite, 892 sq ft. unit. Mere blocks to Calgary's premier entertainment district with nightlife, dining, pubs, shops and stampede grounds right on your doorstep. There are many upscale features in this sleek, gourmet kitchen, including stainless steel kitchen appliances, top of the line washer and dryer and a huge breakfast bar island. The livingroom is perfectly situated to take advantage of the stunning city views. An oversized patio is perfect for entertaining and hosting barbecues. Granite covers the brightly lit kitchen and bathroom counters and hardwood floors are throughout the entire home except for ceramic tile in the bathrooms. Other amenities include air conditioning, in suite laundry, fiber optic internet, a titled underground parking stall and secured storage locker. The spacious master bedroom incorporates a walk thru closet, ensuite bathroom with granite vanity, and a modern tile shower. The second bedroom is nearly as indulgent with a full height window framing unbeatable city views and an abundance of sunshine. Stylish design elements continue into the second bathroom, just as opulent as the rest of the home. The building is well



managed and cared for with many amenities that include a fitness room, social suite w/a rooftop, community garden and BBQ area, rentable guest suite for visitors, large bike storage room and several indoor guest parking stalls. This is a clear choice for freedom, walkability, and seamless city access from streetfront to skyline. Take advantage of this urban, stylish, luxurious and contemporary living and book a showing today!

Built in 2015

Essential Information

MLS® #	A2142003
Price	\$485,000
Sold Price	\$469,400
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	892
Acres	0.00
Year Built	2015
Type	Residential
Sub-Type	Apartment
Style	Apartment
Status	Sold

Community Information

Address	1103, 303 13 Avenue Sw
Subdivision	Beltline
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2R 0Y9

Amenities

Amenities	Clubhouse, Elevator(s), Fitness Center, Guest Suite, Party Room, Recreation Facilities, Secured Parking, Storage, Trash, Visitor Parking
Utilities	Cable Available, Electricity Connected, Electricity Not Paid For, High

	Speed Internet Available, Sewer Connected, Water Paid For
Parking Spaces	1
Parking	Assigned, Heated Garage, Stall, Underground

Interior

Interior Features	Chandelier, Closet Organizers, Granite Counters, Kitchen Island, Low Flow Plumbing Fixtures, No Animal Home, No Smoking Home, Open Floorplan, Recessed Lighting, Recreation Facilities, Storage, Vinyl Windows, Walk-In Closet(s)
Appliances	Built-In Oven, Central Air Conditioner, Dishwasher, Dryer, Electric Range, Electric Stove, ENERGY STAR Qualified Appliances, ENERGY STAR Qualified Refrigerator, ENERGY STAR Qualified Washer, Microwave, Range Hood, Refrigerator, Washer/Dryer Stacked, Window Coverings
Heating	Fan Coil, Exhaust Fan, Forced Air, Hot Water
Cooling	Central Air
# of Stories	19

Exterior

Exterior Features	Courtyard, Garden, Gas Grill, Storage
Roof	Asphalt/Gravel
Construction	Brick, Concrete, Masonite

Additional Information

Date Listed	July 29th, 2024
Date Sold	September 19th, 2024
Days on Market	52
Zoning	cc-mh
HOA Fees	710.81
HOA Fees Freq.	MON

Listing Details

Listing Office	MaxWell Canyon Creek
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