

**801, 303 13 Avenue SW  
Calgary, Alberta**

**MLS # A2228383**



**\$438,900**

<b>Division:</b>	Beltline		
<b>Type:</b>	Residential/High Rise (5+ stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	831 sq.ft.	<b>Age:</b>	2015 (10 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Parkade, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Fan Coil, Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 761
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Mixed	<b>Zoning:</b>	CC-MH
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Closet Organizers, Granite Counters, Kitchen Island, No Smoking Home, Open Floorplan, See Remarks		

**Inclusions:** N/A

**\*\*SELLER IS OFFERING TO PAY FIRST 3 MONTHS OF CONDO FEES\*\*** Imagine waking up in your BRIGHT 8TH FLOOR condo, the city stretching out beyond your windows and CENTRAL MEMORIAL PARK just below, its treetops shifting gently in the morning breeze. You slip on your shoes and take a short walk to The BELTLINER for breakfast &mdash; maybe your usual, maybe something new &mdash; then swing by DEVILLE COFFEE for your daily latte. Back at home, your OFFICE faces the PARK, making work-from-home days feel anything but ordinary. A quick lunch break in your OPEN CONCEPT KITCHEN, where QUARTZ countertops and STAINLESS appliances make even the simplest meals feel special, then you're off to the FITNESS CENTER downstairs to clear your head and move your body. The sun is shining, so you head to the THIRD-FLOOR PATIO & SOCAIL ROOM a hidden gem shared by the building's residents. You breathe in the fresh air, admire the COMMUNITY GARDENS, and strike up a friendly conversation with a neighbour from the 5th floor you've chatted with before &mdash; just one of the reasons this building feels like home. As evening approaches, you're weighing dinner options. NATIVE TOUNGE OR PAT & BETTT'S ? Either way, you'll pick up a bottle of your favourite Pinot Noir from VIN ARTS to unwind with after a few rounds of tennis at nearby HAULTAIN PARK. With STAMPEDE season just around the corner, you make a mental note to book the GUEST SUITE for your friends visiting from out East. You're excited to be so close to the grounds &mdash; not to mention just MINUTES from the buzz of 17th Ave and the Mission District. It's shaping up to be a fun summer. Inside your condo, FLOOR-TO-CEILING windows, STYLISH TILE FLOORS and a SMART,

FUNCTIONAL layout make every moment feel easy and elevated. The PRIMARY suite is a true retreat, with a walk-through closet and a sleek, modern ENSUITE. The 2ND BEDROOM offers versatility &mdash; ideal for guests, a roommate, a larger office, or even your own creative space. Plus, the SEPARATE DEN is the perfect spot for a dedicated home office, extra storage, or a quiet reading nook &mdash; whatever suits your lifestyle best. With TITLED UNDERGROUND PARKING, additional STORAGE, SECURE entry, BIKE STORAGE, and a WARM, WELCOMING COMMUNITY of neighbours, life at The Park is as connected as it is calm. CONDO FEES INCLUDE everything but electricity and internet &mdash; and for your first THREE months here, you won't even need to think about them, because the seller WILL PAY. This is more than a condo. It's your everyday made better &mdash; and it's waiting for you.