

**809, 303 13 Avenue SW
Calgary, Alberta**

MLS # A2273504



\$259,200

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|------------------|------------------------------------|---------------|-------------------|
| Division: | Beltline | | |
| Type: | Residential/High Rise (5+ stories) | | |
| Style: | Apartment-Single Level Unit | | |
| Size: | 448 sq.ft. | Age: | 2015 (11 yrs old) |
| Beds: | 1 | Baths: | 1 |
| Garage: | Underground | | |
| Lot Size: | - | | |
| Lot Feat: | Backs on to Park/Green Space | | |

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|--------------------|---------------------------------|-------------------|--------|
| Heating: | Central | Water: | - |
| Floors: | Carpet, Ceramic Tile | Sewer: | - |
| Roof: | - | Condo Fee: | \$ 410 |
| Basement: | - | LLD: | - |
| Exterior: | Brick, Concrete, Glass, Stucco | Zoning: | CC-MH |
| Foundation: | - | Utilities: | - |
| Features: | Breakfast Bar, Granite Counters | | |

Inclusions: Window Covers, Key Fobs

Welcome to The Park. This bright and well-kept one bedroom home combines warm West Coast touches with clean, modern design. The kitchen features wood-grain cabinetry, granite counters, stainless steel appliances and a tile backsplash, with a breakfast bar that adds extra workspace and keeps the layout open. Natural light fills the home through the oversized patio doors in the living room that leads to a private balcony with a BBQ gas line and sunny south views over the Beltline. Warm wood tones and a neutral colour palette carry through the home, creating a comfortable and cohesive feel. The bathroom includes a granite vanity, vessel sink, deep soaker tub and ceiling-height tile surround. The bedroom offers a generous closet and a large window. In-suite laundry brings convenience, and central air conditioning ensures year round comfort. The Park is a quiet, well constructed concrete building with thoughtful amenities. The concierge provides a friendly welcome, and residents enjoy a fitness center, owners lounge and a rooftop patio with BBQ area and firepit. A guest suite is available for visiting family or friends. The home also includes heated, titled underground parking with a storage locker located directly above the stall. Situated next to Central Memorial Park and the historic Memorial Park Library, this location offers one of Calgary's most walkable inner city settings. Cafés, restaurants, and 17th Avenue are all close by. As the only one bedroom currently available in the building, this condo provides a rare opportunity to have a place to call home that perfectly balances comfort and affordability.