

**1802, 303 13 Avenue SW  
Calgary, Alberta**

**MLS # A2177153**



**\$639,000**

<b>Division:</b>	Beltline		
<b>Type:</b>	Residential/High Rise (5+ stories)		
<b>Style:</b>	High-Rise (5+)		
<b>Size:</b>	1,148 sq.ft.	<b>Age:</b>	2015 (9 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Guest, Heated Garage, Public Electric Vehicle Charging Station(s), Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

**Heating:** Boiler, Natural Gas

**Floors:** Carpet, Tile

**Roof:** -

**Basement:** -

**Exterior:** Concrete, Glass

**Foundation:** -

**Features:** Kitchen Island, No Smoking Home

**Water:** Public

**Sewer:** Public Sewer

**Condo Fee:** \$ 907

**LLD:** -

**Zoning:** CC-MH

**Utilities:** -

**Inclusions:** N/A

SW facing 18th floor, Location! Location! Location! Perfectly situated across from the beautiful Central Memorial Park, walking distance to Downtown Office districts and the 17 Ave 4th Street SW entertainment districts, restaurants, pubs, coffee shops and shopping. A few blocks away from the Stampede Grounds, LRT Station, Talisman Centre, walking and biking paths along the River. This 2 bedroom & 2 bathroom with an office, air conditioned unit is located on the 18th floor and is facing South West. Mountains view, Stampede firework, and Downtown Calgary Tower View, balcony with gas BBQ hookup. Fully upgraded with stainless steel appliances, quartz counter tops and Tile floor. This luxury 1148sf condo has rec room, bike storage, residents lounge, guest suite and 16 underground visitors parking with electric car charge stations. This is a great unit in a perfect location with 3 sides of the building surrounded by historic sites and public tennis court. The parking spot is over sized and the 1st spot closest to the exit.