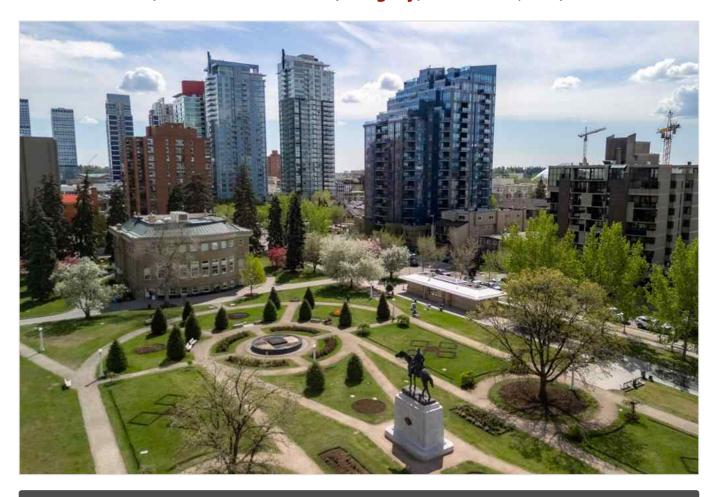# 203, 303 13 Avenue SW, Calgary, Alberta - $675,000

Main Photo

Property Description

Experience refined luxury in the heart of the beltline overlooking Central Memorial Park. This sprawling floor plan lives more like a house and less like a condo, with two private terraces, and an abundance of luxurious upgrades that are sure to satisfy even the most discerning buyers. Ideally located, with Calgary's vibrant entertainment scene, fine culinary experiences, and the downtown core all within a short walking distance, yet peacefully surrounded by the foliage and tranquility of the park. Beautiful mahogany hardwood flooring is complemented by stainless steel appliances and granite countertops flowing throughout the expansive open concept kitchen and living room. The magnitude of square footage offered is a rarity, and provides an exceptional layout including two spacious bedrooms and a den, perfect for those seeking more space while remaining central. The primary retreat offers a walk-in closet suitable for any sized wardrobe, and a lavish five-piece ensuite with heated tile floors. Guests can visit in comfort with the second bedroom providing its own ensuite and walk through closet, or for an elevated level of privacy,

Photos
Coming
Soon

P:

rent one of the guest suites offered by the building. Enjoy warm summer nights entertaining out on one of the two private terraces as the palpable energy of the city bustles below. Central Air Conditioning provides year-round comfort, and built in speakers provide the soundtrack to your daily life. Additional amenities include two titled parking stalls with a storage cage, building concierge, a fitness centre, bike storage, a rooftop patio with a community garden, and a social room. Take advantage of this exceptional opportunity to own a very unique residence in one of Calgary's most desirable downtown locales.

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