



\$ 358,500.00

## 407 303 13 AVENUE SW CALGARY

<https://paulbrinton.com>

This lovely 2 bedroom condo faces east and south and overlooks the gardens, tennis courts and a heritage home so your view will always remain untouched. A perfect location in a fine downtown building THE PARK. This layout is open and spacious with 2 large functional bedrooms. Both bathrooms and...

- 2 beds
- 2 baths
- Apartment
- Residential
- Active

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## BASIC FACTS

**Style:** Apartment

**MLS ® #:** A1154062

**Type:** Apartment

**Bedrooms:** 2

**Status:** Active

**Year built:** 2016

**Parking:** Heated Garage, Owned, Parkade,  
Secured, Stall, Titled, Underground

**Post Updated:** 2021-10-20 17:24:06

**Bathrooms:** 2

**Bedrooms Above Grade:** 2

**Date added:** 10/20/21

**Area:** 0.00 sq ft

**County Or Parish:** Calgary

**CONDO TYPE:** Conventional

## PROPERTY FEATURES

**Total Parking:** 1

**Association Amenities:** Elevator(s),Fitness  
Center,Parking,Party Room,Recreation  
Room,Secured Parking,Snow  
Removal,Storage

**Exterior Features:** None

**District:** CAL Zone CC

**Inclusions:** Hoodfan

**Roof Type:** Tar/Gravel

**Flooring:** Carpet,Ceramic Tile,Hardwood

**Community Features:** Sidewalks,Street  
Lights,Shopping Nearby

**Fencing:** None

**Cooling:** Other

**Interior Features:** Granite Counters,No  
Animal Home,No Smoking Home,See  
Remarks,Walk-In Closet(s)

**Heating Type:** Forced Air

## PROPERTY INFORMATION

**Levels:** Single Level Unit

**Laundry features:** In Unit, See Remarks

**Zoning:** CC-MH

**Transaction Type:** For Sale



**List Price Square Foot:** \$ 454.75

**Photo Count:** 47

**Unit Exposure:** E

**Construction Materials:**

Brick,Concrete,Metal Siding

**Foundation:** Poured Concrete

**Living Area SF:** 788.34

**Structure Type:** High Rise (5+ stories)

**Title Land:** Fee Simple

**Rooms Above Grade:** 5

**Unit Number:** 407

**Suite:** No

**Appliances:** Dishwasher,Dryer,Electric Stove,Refrigerator,Washer

**Subdivision Name:** Beltline

**Restrictions:** Pet Restrictions or Board approval Required

