



**DJ Golden**  
**REAL ESTATE**

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**207, 303 13 Avenue SW**  
**Calgary, Alberta**

**MLS # A2227677**



**\$409,900**

<b>Division:</b>	Beltline		
<b>Type:</b>	Residential/High Rise (5+ stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	742 sq.ft.	<b>Age:</b>	2015 (10 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Enclosed, Titled, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

**Heating:** Fan Coil, Electric

**Floors:** Carpet, Ceramic Tile

**Roof:** Tar/Gravel

**Basement:** -

**Exterior:** Brick

**Foundation:** Poured Concrete

**Features:** Elevator, Granite Counters, High Ceilings, No Smoking Home, Recreation Facilities

**Water:** -

**Sewer:** -

**Condo Fee:** \$ 800

**LLD:** 15-24-1-W5

**Zoning:** DC

**Utilities:** -

**Inclusions:** n/a

Priced to sell! This is condo living at its finest in the beltline. This beautiful building is directly across the street from central park. The unit has a huge wrap around deck facing south and west. This is perfect for entertaining or enjoying quiet moments with sun and the beautiful sunset surrounded by lush vegetation. The inside of this unit is in mint condition with many windows all dressed with top of the line blinds. All furniture is negotiable and is high end. This is a perfect suite for investors and for professionals and /or people who may be downsizing. The building has a concierge. A perfect location!