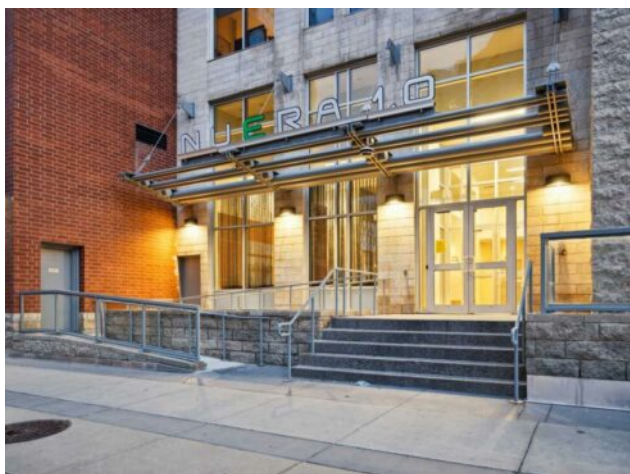


803, 211 13 Avenue SE
Calgary, Alberta

MLS # A2166673



\$479,999

| | | | |
|------------------|------------------------------------|---------------|-------------------|
| Division: | Beltline | | |
| Type: | Residential/High Rise (5+ stories) | | |
| Style: | High-Rise (5+) | | |
| Size: | 897 sq.ft. | Age: | 2010 (14 yrs old) |
| Beds: | 2 | Baths: | 2 |
| Garage: | Titled, Underground | | |
| Lot Size: | - | | |
| Lot Feat: | - | | |

| | | | |
|--------------------|---|-------------------|-----------------|
| Heating: | Forced Air | Water: | - |
| Floors: | Carpet, Tile | Sewer: | - |
| Roof: | - | Condo Fee: | \$ 641 |
| Basement: | None | LLD: | - |
| Exterior: | Concrete | Zoning: | DC (pre 1P2007) |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | Breakfast Bar, Built-in Features, Granite Counters, High Ceilings, No Animal Home, No Smoking Home, Walk-In Closet(s) | | |

Inclusions: Blinds, ALL Furnishings and Kitchen supplies can be negotiated

Step into the epitome of urban living with this exquisite corner condo nestled in the vibrant heart of the Beltline. Perfect for the professional on-the-go, the social butterfly, or anyone seeking to elevate their lifestyle, this unit is a beacon of modern luxury and convenience. Bathed in natural light, the expansive floor-to-ceiling windows offer breathtaking 360-degree views of the bustling cityscape and iconic Calgary Tower. The spacious interior boasts two serene bedrooms, two elegant full bathrooms, and a large walk-in closet. The sleek, fully-equipped kitchen flows into an open-plan living area, leading to a private balcony with a chic built-in bar — an entertainer's dream. Exclusive amenities include heated underground parking with an oversized space, a dedicated storage unit, a welcoming lobby concierge, a shared patio terrace, and not one, but two state-of-the-art gyms. Opt for the fully furnished package to make your transition truly turn key and seamless. Located just steps from trendy eateries, lively pubs, serene yoga studios, and the electric atmosphere of the Saddledome and Stampede grounds, this condo is your ticket to the ultimate Calgary experience. Seize the chance to immerse yourself in the city's dynamic rhythm — schedule your showing today and unlock the door to your new, exhilarating and convenient lifestyle!