

780-380-6207
meghan@meghanrobinson.net

706, 211 13 Avenue SE
Calgary, Alberta

MLS # A2196903



\$474,900

Division:	Beltline		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-High-Rise (5+)		
Size:	916 sq.ft.	Age:	2010 (15 yrs old)
Beds:	2	Baths:	2
Garage:	Secured, Stall, Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	In Floor	Water:	-
Floors:	Carpet, Ceramic Tile	Sewer:	-
Roof:	Membrane	Condo Fee:	\$ 641
Basement:	-	LLD:	-
Exterior:	Brick, Concrete, Metal Siding , Stone, Stucco	Zoning:	DC
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Built-in Features, Closet Organizers, Granite Counters, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Recessed Lighting, Walk-In Closet(s)		
Inclusions:	FOB		

Experience urban living at its finest in this stunning corner condo located in the vibrant heart of the Beltline. The open floorplan features high ceilings, gorgeous tile flooring plus walls of glass offering breathtaking views of the Saddledome, BMO Centre and Stampede Park. The kitchen is a Chef's delight with newer S/S appliances, granite countertops, custom cabinets and a huge center island that overlooks the separate dining area and large living room. The oversized primary bedroom comes with a walk-thru closet and 4pc ensuite. Completing this lovely home is a 2nd bedroom, 3pc bath plus a laundry area and large East facing balcony perfect for entertaining. Additional bonuses include a "titled" underground parking stall, separate storage unit plus lobby concierge, shared patio terrace, and two state-of-the-art gyms. Embrace the city's energy with trendy eateries, pubs, yoga studios, and nearby attractions. Whether for personal enjoyment or investment, this condo offers a luxurious Calgary lifestyle opportunity.