2008, 211 13 Avenue SE
Calgary, Alberta

MLS # A2275583
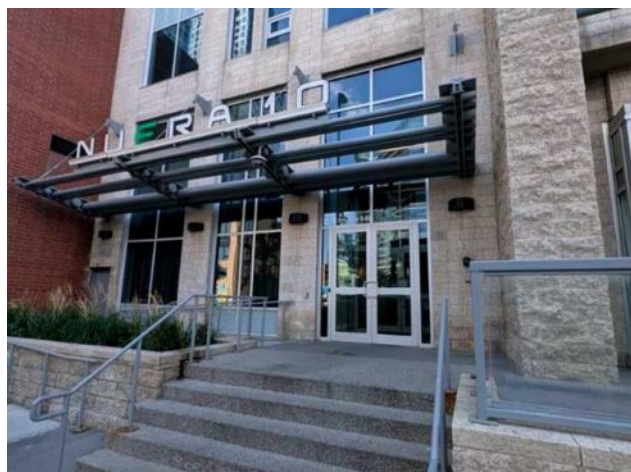
$347,900

Division:	Beltline
Type:	Residential/High Rise (5+ stories)
Style:	Apartment-Single Level Unit

Size:	840 sq.ft.	**Age:**	2010 (15 yrs old)
Beds:	2	**Baths:**	2

Garage:	Parkade, Secured, Titled, Underground
Lot Size:	-
Lot Feat:	-

Heating:	Fan Coil, In Floor, Natural Gas		**Water:**	-
Floors:	Carpet, Ceramic Tile, Linoleum		**Sewer:**	-
Roof:	Rubber		**Condo Fee:**	$ 585
Basement:	None		**LLD:**	-
Exterior:	Brick, Concrete, Stone, Stucco		**Zoning:**	DC (pre 1P2007)
Foundation:	Poured Concrete		**Utilities:**	-
Features:	Breakfast Bar, Built-in Features, Elevator, Open Floorplan			

Inclusions:	NA

Welcome to the vibrant Beltline, one of the city’s most sought-after neighbourhoods, celebrated for its unbeatable walkability, transit access, and endless dining, shopping, and entertainment options. Perched on the 20th floor, this stylish unit offers metropolitan living at its finest. The open-concept design is enhanced by sleek, modern finishes and floor-to-ceiling windows that flood the space with natural light while showcasing stunning, unobstructed city views. Contemporary Kitchen: Outfitted with stainless steel appliances and plenty of counter space. Spacious Living & Dining: Perfect for entertaining or relaxing at home. Primary Suite: Complete with a walk-in closet and private ensuite. Second Bedroom & Full Bath: Ideal for guests, a home office, or a roommate. Convenience: In-suite laundry and ample storage. Step out onto the private balcony to take in panoramic views of the Stampede grounds, Saddledome, and downtown skyline. Building Amenities ....Residents enjoy access to top-tier amenities, including: Full fitness centre Professional concierge & 24/7 security, Secure bike storage . This condo offers the perfect balance of style and functionality while immersing you in the energy of downtown living. Whether it’s grabbing dinner with friends, catching a concert, or simply enjoying sunset views from your balcony, this home is truly all about lifestyle.