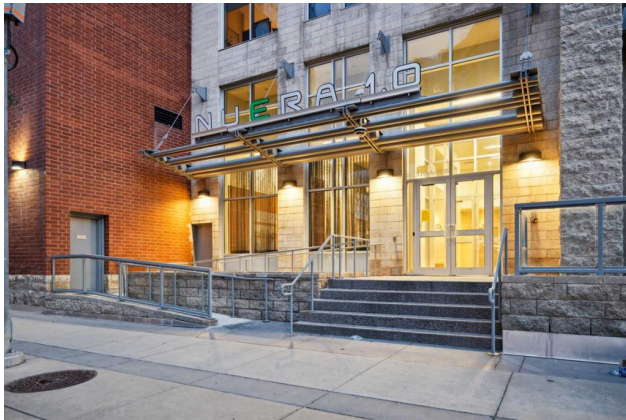


**211 13 Avenue #803, Calgary T2G 1E1**

MLS®#: **A2166673** Area: **Beltline** Listing Date: **09/18/24** List Price: **\$479,999**  
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
 Sub Type: **Apartment**  
 City/Town: **Calgary**  
 Year Built: **2010**

Lot Information

Lot Sz Ar:  
 Lot Shape:

Access:

Lot Feat:  
 Park Feat: **Titled, Underground**

Finished Floor Area

Abv Sqft: **897**  
 Low Sqft:  
 Ttl Sqft: **897**

DOM

**1**  
Layout  
 Beds: **2 (2 )**  
 Baths: **2.0 (2 0)**  
 Style: **High-Rise (5+)**

Parking

Ttl Park: **1**  
 Garage Sz: **1**

Utilities and Features

Roof:  
 Heating: **Forced Air**  
 Sewer:  
 Ext Feat: **Balcony**

Construction: **Concrete**  
 Flooring: **Carpet, Tile**  
 Water Source:  
 Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher, Electric Stove, Garage Control(s), Garburator, Microwave, Refrigerator, Washer/Dryer**  
 Int Feat: **Breakfast Bar, Built-in Features, Granite Counters, High Ceilings, No Animal Home, No Smoking Home, Walk-In Closet(s)**  
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
<b>4pc Bathroom</b>	<b>Main</b>	<b>5`5" x 8`2"</b>	<b>Bedroom</b>	<b>Main</b>	<b>10`1" x 12`9"</b>
<b>4pc Ensuite bath</b>	<b>Main</b>	<b>10`5" x 5`3"</b>	<b>Bedroom - Primary</b>	<b>Main</b>	<b>10`6" x 12`6"</b>
<b>Kitchen</b>	<b>Main</b>	<b>12`8" x 17`5"</b>	<b>Living Room</b>	<b>Main</b>	<b>10`5" x 13`0"</b>
<b>Foyer</b>	<b>Main</b>	<b>11`2" x 8`9"</b>	<b>Walk-In Closet</b>	<b>Main</b>	<b>8`3" x 5`2"</b>

Legal/Tax/Financial

Condo Fee: Title: Zoning:

\$641

Leasehold  
Fee Freq:  
Monthly

DC (pre 1P2007)

Legal Desc: 1012992

Remarks

Pub Rmks: **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!**

Inclusions: **Blinds, ALL Furnishings and Kitchen supplies can be negotiated**  
Property Listed By: **Century 21 Bamber Realty LTD.**

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123





