



THE
A-TEAM

**RE/MAX
FIRST**

211 13 Avenue #1706, Calgary T2G 1E1

MLS® #: **A2170010**

Area: **Beltline**

Listing Date: **10/01/24**

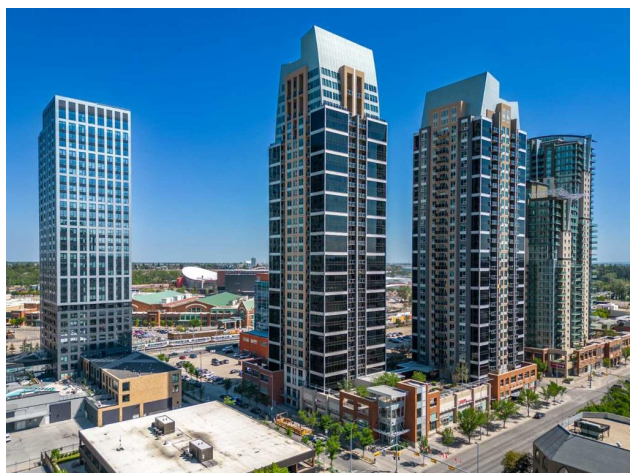
List Price: **\$450,000**

Status: **Pending**

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:

Finished Floor Area

Abv Sqft: **881**
Low Sqft:
Ttl Sqft: **881**

DOM

17
Layout
Beds: **2 (2)**
Baths: **2.0 (2 0)**
Style: **High-Rise (5+)**

Parking

Ttl Park: **1**
Garage Sz:

Access:

Lot Feat:
Park Feat: **Stall, Underground**

Utilities and Features

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

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

Kitchen Appl: **Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer Stacked, Window Coverings**
Int Feat: **Granite Counters, Kitchen Island, Open Floorplan, Recessed Lighting, Soaking Tub, Walk-In Closet(s)**
Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
3pc Bathroom	Main	5`5" x 8`2"	4pc Ensuite bath	Main	10`5" x 5`4"
Bedroom	Main	10`2" x 13`1"	Kitchen	Main	12`7" x 17`4"
Living Room	Main	10`4" x 12`6"	Bedroom - Primary	Main	10`10" x 12`1"
Walk-In Closet	Main	8`4" x 5`4"			

Legal/Tax/Financial

Condo Fee:
\$645

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
DC (pre 1P2007)

Legal Desc: **1012992,122**

Remarks

Pub Rmks: **CORNER UNIT | FLOOR-TO-CEILING WINDOWS | UNOBSTRUCTED VIEWS OF DOWNTOWN SKYLINE | HIGH-END FINISHES | CENTRAL AIR CONDITIONING | 2 BEDROOMS + 2 FULL BATHROOMS | BREATHTAKING VIEWS | TITLED UNDERGROUND PARKING | STORAGE LOCKER | 24 HOUR CONCIERGE / SECURITY DESK | FITNESS CENTRE | 3 HIGH-SPEED ELEVATORS | STEPS TO THE STAMPEDED GROUNDS, 17TH AVE & THE RIVER! Welcome to this stunning corner unit condo, located on the 17th floor, offering panoramic 180-degree views that will leave you speechless. Enjoy a maintenance-free lifestyle in one of Calgary's most sought-after entertainment districts, just steps away from the iconic Stampede Grounds and vibrant 17th Ave. With an array of nightlife options, cozy cafes, fantastic restaurants, and diverse shops right at your doorstep, your new home promises excitement and convenience. Home Highlights: Spacious and Bright: This 2-bedroom, 2-bathroom condo welcomes you with abundant natural light, designer finishes, and quality craftsmanship throughout. The central air conditioning ensures comfort year-round. Open Concept Design: The layout is thoughtfully designed, centered around a striking wall of full-height windows that perfectly frame those breathtaking views. Gourmet Kitchen: Ideal for entertaining, the kitchen features stylish full-height cabinets, elegant granite countertops, stainless steel appliances, and a breakfast bar island, creating a casual yet sophisticated space. Inviting Living Area: Relax in the sunlit living room, perfectly situated to maximize the stunning vistas. Step through the patio door to your expansive patio—perfect for sipping morning coffee or hosting barbecues against the city skyline. Serene Primary Suite: Retreat to the spacious primary bedroom, which offers floor-to-ceiling windows and a luxurious ensuite for your private escape. Versatile Second Bedroom: The well-appointed second bedroom, located on the opposite side of the unit, is perfect for guests or a home office, also showcasing lovely views. Building Amenities: The amenity-rich Nuera building offers a 24-hour staffed reception desk for added convenience, a fully-equipped fitness center, visitor parking, and secure bicycle storage. Unbeatable Location: Enjoy the best of inner-city living with beautiful parks, the LRT station, Sunterra Market, and the serene river pathway system all within walking distance. Whether you're looking for outdoor adventures or urban exploration, everything you need is right outside your door. Discover your new home in Calgary, where luxury meets convenience in a vibrant setting. Schedule your private showing today and experience the lifestyle you've always dreamed of!**

Inclusions:
Property Listed By: **N/A**
Real Broker

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



