



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**211 13 Avenue #201, Calgary T2G 1E1**

MLS® #: **A2178950**

Area: **Beltline**

Listing Date: **11/13/24**

List Price: **\$299,995**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

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

Finished Floor Area

Abv Sqft: **572**

Low Sqft:

Ttl Sqft: **572**

Lot Information

Lot Sz Ar:

Lot Shape:

DOM

**8**

Layout

Beds: **1 (1 )**

Baths: **1.0 (1 0)**

Style: **High-Rise (5+)**

Parking

Ttl Park: **1**

Garage Sz:

Access:

Lot Feat:

Park Feat:

**Heated Garage,Titled,Underground**

Utilities and Features

Roof:  
Heating: **Central,Natural Gas**  
Sewer:  
Ext Feat: **None**

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

Kitchen Appl: **Dishwasher,Electric Stove,Garage Control(s),Microwave Hood Fan,Refrigerator,Washer/Dryer**  
Int Feat: **No Smoking Home**  
Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
<b>4pc Bathroom</b>	<b>Main</b>	<b>8`4" x 5`5"</b>	<b>Bedroom</b>	<b>Main</b>	<b>10`8" x 10`1"</b>
<b>Dining Room</b>	<b>Main</b>	<b>9`9" x 4`3"</b>	<b>Kitchen</b>	<b>Main</b>	<b>9`9" x 11`1"</b>
<b>Living Room</b>	<b>Main</b>	<b>12`7" x 16`3"</b>			

Legal/Tax/Financial

Condo Fee:  
**\$436**

Title: **Fee Simple**  
Fee Freq:

Zoning: **DC**

Monthly

Legal Desc: 1012992

Remarks

Pub Rmks: Experience urban elegance and convenience in this exceptional Beltline apartment. This one-bedroom unit is a true gem, offering a perfect blend of style and functionality. Enjoy the luxury of 9-foot ceilings, stunning granite countertops, and an open kitchen equipped with stainless steel appliances. Step out onto your private balcony to enjoy a breath of fresh air or take advantage of the in-suite laundry and the well-appointed 3-piece bathroom. This home also includes a titled underground parking stall, a designated storage locker, and access to a fully equipped gym and bike storage. Located in a vibrant area with easy access to downtown Calgary's dining, entertainment, and shopping, this apartment is a must-see for those seeking both luxury and convenience. Book your showing today!

Inclusions: curtain rod  
Property Listed By: RE/MAX Real Estate (Central)

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









