



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**211 13 Avenue #2405, Calgary T3G 1E1**

MLS® #: **A2179479**

Area: **Beltline**

Listing Date: **11/15/24**

List Price: **\$409,900**

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: **843**  
Low Sqft:  
Ttl Sqft: **843**

Lot Information

Lot Sz Ar: **843 sqft**  
Lot Shape:

DOM

**6**

Layout

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

Parking

Ttl Park: **1**  
Garage Sz:

Access:

Lot Feat:  
Park Feat:

**Views**

**Heated Garage,Titled,Underground**

Utilities and Features

Roof: **Rubber**  
Heating: **Fan Coil,Natural Gas**  
Sewer:  
Ext Feat: **Balcony**

Construction: **Brick,Concrete,Metal Siding ,Stone**  
Flooring: **Carpet,Ceramic Tile**  
Water Source:  
Fnd/Bsmt:

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

Room Information

Room	Level	Dimensions
<b>Living Room</b>	<b>Main</b>	<b>13`4" x 10`1"</b>
<b>Dining Room</b>	<b>Main</b>	<b>10`1" x 8`5"</b>
<b>Bedroom</b>	<b>Main</b>	<b>10`9" x 9`0"</b>
<b>4pc Bathroom</b>	<b>Main</b>	

Room	Level	Dimensions
<b>Kitchen</b>	<b>Main</b>	<b>13`5" x 9`9"</b>
<b>Bedroom - Primary</b>	<b>Main</b>	<b>12`10" x 9`9"</b>
<b>Laundry</b>	<b>Main</b>	<b>5`8" x 3`2"</b>
<b>4pc Ensuite bath</b>	<b>Main</b>	

Legal/Tax/Financial

Condo Fee: **\$582**

Title: **Fee Simple**

Zoning: **Alberta**

Fee Freq:  
**Monthly**

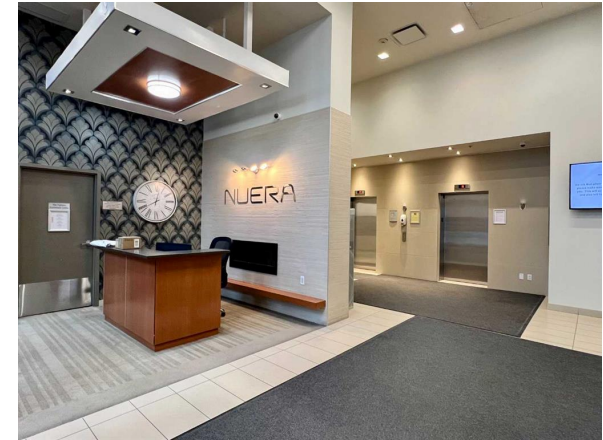
Legal Desc: **1012992**

Remarks

Pub Rmks: **Location, View, Convenience? Got them all here! This immaculate 2 bed+2 bath condo with million dollar city view brings luxurious lifestyle from floor to ceiling windows to maximize the stunning panoramic view, gourmet kitchen with tastefully selected designer's granite counter top and back splash tiles with gorgeous cabinetry and stainless steel appliances. Contemporary tiles throughout from foyer to spacious living room to create modern atmosphere, and bright open concept floor plan with 9ft ceiling make this condo feel spacious! There is built in desk for your home office, and cozy carpeted master bedroom with an ensuite bath via walk-through closet, and the 2nd bedroom is also a good size as well. The building features well-equipped gym, massive courtyard, 3 elevators and on-site security + concierge! This condo is situated in most desired community of Beltline and only a few steps to LRT, Stampede ground, shops, restaurants, schools, Elbow river and park! Book your tour now! (Pictures from the previous tenant.)**

Inclusions: **N/A**  
Property Listed By: **MaxWell Capital Realty**

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















2405 - 211 13TH AVENUE SE  
B.L.S. MANAGEMENT SYSTEMS - CALGARY, AB  
MAIN LEVEL (AG) - 843.31 Sq.Ft. / 78.32 m<sup>2</sup>  
TOTAL ABOVE GRADE (RMS) - 843.31 Sq.Ft. / 78.32 m<sup>2</sup>

MaxWell

MASTER BEDROOM 12'10" x 9'9"  
LIVING ROOM 13'4" x 10'1"  
BALCONY 7'10" x 9'10"  
BEDROOM TWO 10'9" x 9'9"  
DINING ROOM 10'1" x 8'5"  
KITCHEN 13'5" x 9'9"  
BATH  
W.C.  
LAUNDRY ROOM

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