



THE
A-TEAM

**RE/MAX
FIRST**

211 13 Avenue #2502, Calgary T2G 1E1

MLS® #: **A2195620**

Area: **Beltline**

Listing Date: **02/27/25**

List Price: **\$419,900**

Status: **Pending**

County: **Calgary**

Change: **-\$30k, 10-Apr**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Apartment**
City/Town: **Calgary**
Year Built: **2011**

Lot Information

Lot Sz Ar:
Lot Shape:

Finished Floor Area

Abv Sqft: **891**
Low Sqft:
Ttl Sqft: **891**

Access:

Lot Feat:

Park Feat: **Parkade, Underground**

DOM

47

Layout

Beds: **2 (2)**
Baths: **2.0 (2 0)**
Style: **Apartment**

Parking

Ttl Park: **1**
Garage Sz:

Utilities and Features

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

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

Kitchen Appl: **Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer, Window Coverings**
Int Feat: **Breakfast Bar, Built-in Features, Closet Organizers, Granite Counters, Kitchen Island, Open Floorplan**
Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Living Room	Main	13`2" x 10`10"	Kitchen	Main	14`2" x 8`5"
Flex Space	Main	6`2" x 5`8"	Bedroom - Primary	Main	12`1" x 10`8"
4pc Ensuite bath	Main	10`5" x 5`5"	Bedroom	Main	10`8" x 10`2"
Foyer	Main	6`0" x 4`3"	Laundry	Main	4`2" x 3`3"
3pc Bathroom	Main	8`3" x 5`5"			

Legal/Tax/Financial

Condo Fee:

Title:

Zoning:

\$640

Fee Simple

DC

Fee Freq:

Monthly

Legal Desc:

1012992

Remarks

Pub Rmks:

I can't wait to hear what you think of these breathtaking views! This bright and stylish 25th-floor southwest corner unit in Victoria Park offers view upon view—**from the city skyline and panoramic mountain views to stunning south-facing scenery as far as the eye can see. Imagine watching the iconic Stampede Grandstand show and fireworks right from your bed!** This two-bedroom, two-bathroom home is flooded with natural light, thanks to huge floor-to-ceiling windows and 9 ft ceilings. The kitchen is a dream, featuring custom cabinets, granite countertops, stainless steel appliances, and a large island that flows seamlessly into the living and dining areas—perfect for everyday living and entertaining. The primary bedroom is a warm south-facing retreat complete with a walk-in closet and a spa-like ensuite with a soaking tub. The second bedroom sits on the opposite side of the unit to create extra privacy while offering stunning city and mountain views with easy access to a 3-piece bathroom. Extras include in-suite laundry, secure underground parking, guest parking, a storage locker, and designated bike storage. Enjoy top-tier amenities like the modern fitness center and 24-hour concierge service. What about the location? Unbeatable!!—just steps from 17th Ave, trendy restaurants, Sunterra Market, the LRT station, and some of the best spots in Calgary. This is luxury city living at its finest!

Inclusions:

N/A

Property Listed By:

Real Broker

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











