



THE
A-TEAM

**RE/MAX
FIRST**

211 13 Avenue #706, Calgary T2G 1E1

MLS® #: **A2196903**

Area: **Beltline**

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

List Price: **\$474,900**

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: **916**
Low Sqft:
Ttl Sqft: **916**

DOM

39
Layout
Beds: **2 (2)**
Baths: **2.0 (2 0)**
Style: **Apartment-High-Rise (5+)**

Lot Information

Lot Sz Ar:
Lot Shape:

Parking

Ttl Park: **1**
Garage Sz:

Access:

Lot Feat:

Park Feat:

Secured,Stall,Titled,Underground

Utilities and Features

Roof: **Membrane**
Heating: **In Floor**
Sewer:
Ext Feat: **Balcony**

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

Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Garage Control(s),Microwave Hood Fan,Refrigerator,Washer,Window Coverings**
Int Feat: **Breakfast Bar,Built-in Features,Closet Organizers,Granite Counters,High Ceilings,Kitchen Island,No Animal Home,No Smoking Home,Open Floorplan,Recessed Lighting,Walk-In Closet(s)**

Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Kitchen With Eating Area	Main	17`7" x 12`10"	Living Room	Main	13`1" x 10`5"
Bedroom - Primary	Main	12`8" x 10`11"	Bedroom	Main	13`3" x 10`5"
Foyer	Main	11`2" x 9`0"	3pc Bathroom	Main	8`6" x 5`9"
4pc Ensuite bath	Main	10`8" x 5`5"			

Legal/Tax/Financial

Condo Fee:
\$641

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
DC

Legal Desc: **1012992**

Remarks

Pub Rmks: **Experience urban living at its finest in this stunning corner condo located in the vibrant heart of the Beltline. The open floorplan features high ceilings, gorgeous tile flooring plus walls of glass offering breathtaking views of the Saddledome, BMO Centre and Stampede Park. The kitchen is a Chef's delight with newer S/S appliances, granite countertops, custom cabinets and a huge center island that overlooks the separate dining area and large living room. The oversized primary bedroom comes with a walk-thru closet and 4pc ensuite. Completing this lovely home is a 2nd bedroom, 3pc bath plus a laundry area and large East facing balcony perfect for entertaining. Additional bonuses include a "titled" underground parking stall, separate storage unit plus lobby concierge, shared patio terrace, and two state-of-the-art gyms. Embrace the city's energy with trendy eateries, pubs, yoga studios, and nearby attractions. Whether for personal enjoyment or investment, this condo offers a luxurious Calgary lifestyle opportunity.**

Inclusions:
Property Listed By: **FOB**
2% Realty

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







