



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

0
Layout
Beds: 2 (2)
Baths: 2.0 (2 0)
Style: 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

Table with 6 columns: Room, Level, Dimensions, Room Legal/Tax/Financial, Level, Dimensions

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: FOB
Property Listed By: 2% Realty

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





