



**GRASSROOTS**  
REALTY GROUP

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2802, 211 13 Avenue SE  
Calgary, Alberta

MLS # A2224827



**\$499,999**

Division:	Beltline		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	1,078 sq.ft.	Age:	2011 (14 yrs old)
Beds:	2	Baths:	2
Garage:	Heated Garage, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Boiler, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile	Sewer:	-
Roof:	-	Condo Fee:	\$ 758
Basement:	-	LLD:	-
Exterior:	Concrete	Zoning:	DC (pre 1P2007)
Foundation:	-	Utilities:	-
Features:	Elevator, High Ceilings, Jetted Tub, Kitchen Island, No Smoking Home		

Inclusions: N/A

Step into luxury living with this incredible sub-penthouse condo perched high above the city on the 28th floor. Located in the Southwest corner, this spacious corner unit offers unparalleled views of the Bow Tower, the iconic Calgary Tower, Panoramic Mountain views that will take your breath away and views of the Stampede Grounds!! This large condo offers an open concept living space with 2 bedrooms, 2 bathrooms, 2 Balconies, a laundry room and one titled parking space. One balcony faces west giving you views of downtown and the mountains, equipped with a BBQ outlet. The second balcony is located on the south side giving you unobstructed views if of the fireworks from the Stampede grounds. The kitchen has a large island with granite and stainless-steel appliances. This condo features soaring ceilings with full height windows giving abundance of natural light! The building offers an impressive gym, roof top patio, concierge, and security. This one will not last long, book a showing today.