



242V, 211 13 Avenue SW  
Calgary, Alberta

MLS # A2299741



**\$379,000**

<b>Division:</b>	Beltline		
<b>Type:</b>	Residential/High Rise (5+ stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	880 sq.ft.	<b>Age:</b>	2009 (17 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Parkade, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 766
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Concrete, Stucco	<b>Zoning:</b>	DC
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	High Ceilings, Kitchen Island		

**Inclusions:** none

A spacious corner unit in the heart of downtown Calgary with unobstructed views of the skyline and the iconic Bow Tower. This 2-bedroom, 2-bathroom home offers a functional layout with both bedrooms featuring their own ensuites, ideal for privacy and flexible living. Filled with natural light from floor-to-ceiling windows, the unit features granite countertops, maple cabinetry, hardwood flooring, 9-foot ceilings, air conditioning, stainless steel appliances, and in-unit laundry. Enjoy a gas BBQ hookup for easy outdoor entertaining. Titled, heated underground parking is included, along with visitor parking. Walk to work and enjoy everything downtown has to offer shopping, restaurants, nightlife, plus nearby amenities like a tennis court and playground. Book your showing today!