



GRASSROOTS
REALTY GROUP

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2604, 211 13 Avenue SE
Calgary, Alberta

MLS # A2142356



\$329,900

Division:	Beltline		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment		
Size:	579 sq.ft.	Age:	2010 (14 yrs old)
Beds:	1	Baths:	1
Garage:	Stall, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Tile	Sewer:	-
Roof:	-	Condo Fee:	\$ 407
Basement:	-	LLD:	-
Exterior:	Concrete, Glass, Metal Siding	Zoning:	DC (pre 1P2007)
Foundation:	-	Utilities:	-
Features:	Elevator, Granite Counters, High Ceilings, No Smoking Home, Open Floorplan, Recessed Lighting		

Inclusions: N/A

Stunning Balcony Views of Downtown Calgary | Direct Views of the Calgary Tower | 26th Floor Unit | Walking Distance to the Stampede Grounds, Scotiabank Saddledome & 17th Ave | Secure Building with 24 Hour Security | Fitness Centre | 3 Highspeed Elevators | Floor to Ceiling Windows | In Unit Laundry | Open Floor Plan | Titled Underground Parking | Assigned Storage Locker. Welcome to this stunning 26th floor 1 bed/1bath condo providing a maintenance free vibrant lifestyle! This condo has a beautiful open floor plan supplying you with ample living space. Step inside to a foyer with closet storage for easy organization. This opens to a large kitchen with cabinets above & below, granite countertops and stainless steel appliances. The open kitchen and living room design allots for a dining table to be situated at the window to enjoy a view with every meal. The living room is finished with plush carpet flooring to add to your comfort. This space is full of natural light beaming through the floor to ceiling windows. Off the living room is a door to the balcony where you find unobstructed city views with a direct view of the Calgary Tower where it has a stunning LED light show. The primary bedroom is spacious with a deep sliding closet. The bedroom shares the North facing views of the city. With no buildings directly north of you, this unit has additional privacy for being in a downtown high rise! The 4pc bathroom is outfitted with a tub/shower combo and single vanity with storage below. This condo is outfitted with a closet stacked washer & dryer for convenience and not to take away from any living space! This building is full of amenities; a full gym, bike storage, 24 hour staffed front desk, 3 high speed elevators, an outdoor courtyard, and a HEATED underground secure entry parking stall. The unit also comes with an assigned storage locker on P4. Hurry and book a showing at this

incredible downtown condo today!