



**2405, 211 13 Avenue SE
Calgary, Alberta**

MLS # A2179479



\$409,900

Division:	Beltline		
Type:	Residential/High Rise (5+ stories)		
Style:	High-Rise (5+)		
Size:	843 sq.ft.	Age:	2010 (14 yrs old)
Beds:	2	Baths:	2
Garage:	Heated Garage, Titled, Underground		
Lot Size:	0.02 Acre		
Lot Feat:	Views		

Heating:	Fan Coil, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile	Sewer:	-
Roof:	Rubber	Condo Fee:	\$ 582
Basement:	-	LLD:	-
Exterior:	Brick, Concrete, Metal Siding , Stone	Zoning:	Alberta
Foundation:	-	Utilities:	-
Features:	High Ceilings, No Animal Home, No Smoking Home		

Inclusions: N/A

Location, View, Convenience? Got them all here! This immaculate 2 bed+2 bath condo with million dollar city view brings luxurious lifestyle from floor to ceiling windows to maximize the stunning panoramic view, gourmet kitchen with tastefully selected designer's granite counter top and back splash tiles with gorgeous cabinetry and stainless steel appliances. Contemporary tiles throughout from foyer to spacious living room to create modern atmosphere, and bright open concept floor plan with 9ft ceiling make this condo feel spacious! There is built in desk for your home office, and cozy carpeted master bedroom with an ensuite bath via walk-through closet, and the 2nd bedroom is also a good size as well. The building features well-equipped gym, massive courtyard, 3 elevators and on-site security + conceirge! This condo is situated in most desired community of Beltline and only a few steps to LRT, Stampede ground, shops, restaurants, schools, Elbow river and park! Book your tour now! (Pictures from the previous tenant.)