



**GRASSROOTS**  
REALTY GROUP

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2502, 211 13 Avenue SE  
Calgary, Alberta

MLS # A2195620



**\$419,900**

Division:	Beltline		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment		
Size:	891 sq.ft.	Age:	2011 (14 yrs old)
Beds:	2	Baths:	2
Garage:	Parkade, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Fan Coil, Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Tile	Sewer:	-
Roof:	-	Condo Fee:	\$ 640
Basement:	-	LLD:	-
Exterior:	Brick, Concrete, Stone	Zoning:	DC
Foundation:	-	Utilities:	-
Features:	Breakfast Bar, Built-in Features, Closet Organizers, Granite Counters, Kitchen Island, Open Floorplan		

Inclusions: N/A

I can't wait to hear what you think of these breathtaking views! This bright and stylish 25th-floor southwest corner unit in Victoria Park offers view upon view upon view—;from the city skyline and panoramic mountain views to stunning south-facing scenery as far as the eye can see. Imagine watching the iconic Stampede Grandstand show and fireworks right from your bed! This two-bedroom, two-bathroom home is flooded with natural light, thanks to huge floor-to-ceiling windows and 9 ft ceilings. The kitchen is a dream, featuring custom cabinets, granite countertops, stainless steel appliances, and a large island that flows seamlessly into the living and dining areas—;perfect for everyday living and entertaining. The primary bedroom is a warm south-facing retreat complete with a walk-in closet and a spa-like ensuite with a soaking tub. The second bedroom sits on the opposite side of the unit to create extra privacy while offering stunning city and mountain views with easy access to a 3-piece bathroom. Extras include in-suite laundry, secure underground parking, guest parking, a storage locker, and designated bike storage. Enjoy top-tier amenities like the modern fitness center and 24-hour concierge service. What about the location? Unbeatable!!—;just steps from 17th Ave, trendy restaurants, Sunterra Market, the LRT station, and some of the best spots in Calgary. This is luxury 18+ city living at its finest!