



GRASSROOTS
REALTY GROUP

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2502, 211 13 Avenue SE
Calgary, Alberta

MLS # A2195620



\$419,800

Division:	Beltline		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	891 sq.ft.	Age:	2011 (14 yrs old)
Beds:	2	Baths:	2
Garage:	Garage Door Opener, Guest, Heated Garage, Parkade, Titled, 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		

****JOIN US FOR OUR OPEN HOUSE SATURDAY MAY 3rd 12PM-2PM**** 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!