

201, 211 13 Avenue SE  
Calgary, Alberta

MLS # A2178950

**\$299,995**



<b>Division:</b>	Beltline		
<b>Type:</b>	Residential/High Rise (5+ stories)		
<b>Style:</b>	High-Rise (5+)		
<b>Size:</b>	573 sq.ft.	<b>Age:</b>	2010 (14 yrs old)
<b>Beds:</b>	1	<b>Baths:</b>	1
<b>Garage:</b>	Heated Garage, Titled, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Central, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Laminate, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 436
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete	<b>Zoning:</b>	DC
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	No Smoking Home		

**Inclusions:** curtain rod

Experience urban elegance and convenience in this exceptional Beltline apartment. This one-bedroom unit is a true gem, offering a perfect blend of style and functionality. Enjoy the luxury of 9-foot ceilings, stunning granite countertops, and an open kitchen equipped with stainless steel appliances. Step out onto your private balcony to enjoy a breath of fresh air or take advantage of the in-suite laundry and the well-appointed 3-piece bathroom. This home also includes a titled underground parking stall, a designated storage locker, and access to a fully equipped gym and bike storage. Located in a vibrant area with easy access to downtown Calgary's dining, entertainment, and shopping, this apartment is a must-see for those seeking both luxury and convenience. Book your showing today!