

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

**MLS # A2179479**



**\$409,900**

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

<b>Heating:</b>	Fan Coil, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Rubber	<b>Condo Fee:</b>	\$ 582
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Concrete, Metal Siding , Stone	<b>Zoning:</b>	Alberta
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	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.)