

# \$399,500 - 1708, 211 13 Avenue Se, Calgary

MLS® #A2246911

**\$399,500**

2 Bedroom, 2.00 Bathroom, 844 sqft

Residential on 0.00 Acres

Beltline, Calgary, Alberta

Welcome to the epitome of an urban lifestyle! This fantastic unit sits on the 17th floor of a dynamic condo building with concierge service. As you walk into this home you are met with a stunning open concept with an open kitchen boasting quartz counters, a lovely backsplash and stainless steel appliances. The living space has a tile floor throughout to showcase your design aesthetic.

With large remarkable windows your home will be flooded with natural light year round with a balcony where you can relax and overlook Victoria Park and the Stampede grounds. The spacious primary bedroom hosts a walk-through closet and ensuite making it your very own oasis to unwind into after a long day's work. Additionally, this home offers a second bedroom and second bathroom for guest and office or hobby space, making this the perfect home to enjoy all your personal eccentricities while embracing visits from friends and family. This condo comes with a large, titled parking stall right across from the elevator access as well as a storage locker for all of life's extra things. To top it all off, this building hosts a common gym space for you to take care of your health and wellness to allow you to continue living life to the fullest and embracing all of life's adventures. Welcome to the perfect home for you to embrace your urban lifestyle while having all the luxuries of a carefree life.

Built in 2011



## Essential Information

|                |                   |
|----------------|-------------------|
| MLS® #         | A2246911          |
| Price          | \$399,500         |
| Bedrooms       | 2                 |
| Bathrooms      | 2.00              |
| Full Baths     | 2                 |
| Square Footage | 844               |
| Acres          | 0.00              |
| Year Built     | 2011              |
| Type           | Residential       |
| Sub-Type       | Apartment         |
| Style          | Single Level Unit |
| Status         | Active            |

## Community Information

|             |                        |
|-------------|------------------------|
| Address     | 1708, 211 13 Avenue Se |
| Subdivision | Beltline               |
| City        | Calgary                |
| County      | Calgary                |
| Province    | Alberta                |
| Postal Code | T2G 1E1                |

## Amenities

|                |                                                                                                         |
|----------------|---------------------------------------------------------------------------------------------------------|
| Amenities      | Elevator(s), Fitness Center, Parking, Secured Parking, Storage, Visitor Parking, Picnic Area, Roof Deck |
| Parking Spaces | 1                                                                                                       |
| Parking        | Titled, Underground                                                                                     |
| # of Garages   | 1                                                                                                       |

## Interior

|                   |                                                                                                                |
|-------------------|----------------------------------------------------------------------------------------------------------------|
| Interior Features | Breakfast Bar, Closet Organizers, No Animal Home, No Smoking Home, Quartz Counters, Storage, Walk-In Closet(s) |
| Appliances        | Dishwasher, Electric Range, Microwave Hood Fan, Refrigerator, Washer/Dryer Stacked                             |
| Heating           | In Floor                                                                                                       |
| Cooling           | None                                                                                                           |
| # of Stories      | 32                                                                                                             |

## Exterior

|                   |                                      |
|-------------------|--------------------------------------|
| Exterior Features | Balcony                              |
| Construction      | Brick, Concrete, Stone, Metal Siding |

**Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | August 9th, 2025 |
| Days on Market | 5                |
| Zoning         | DC (pre 1P2007)  |

**Listing Details**

|                |            |
|----------------|------------|
| Listing Office | CIR Realty |
|----------------|------------|

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