

2607, 211 13 Avenue SE  
Calgary, Alberta

MLS # A2293595



## \$474,000

<b>Division:</b>	Beltline		
<b>Type:</b>	Residential/High Rise (5+ stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	882 sq.ft.	<b>Age:</b>	2010 (16 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Titled, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

**Heating:** Forced Air, Natural Gas

**Water:** -

**Floors:** Carpet, Tile

**Sewer:** -

**Roof:** -

**Condo Fee:** \$ 640

**Basement:** -

**LLD:** -

**Exterior:** Brick, Concrete, Metal Siding , Stone, Stucco

**Zoning:** DC

**Foundation:** -

**Utilities:** -

**Features:** High Ceilings

**Inclusions:** none

Location!, Location!, Elegant City Condo living at it's best , near to all the amenities that the city can provide!!! Breathtaking view , just a few steps away from Stampede Grounds, LRT , BMO Centre, 2 Casinos around the area, Sunterra Market and lots and lots of places to shop and eat out. Floor to ceiling windows, that flood the place with natural lights. The Primary Bedroom has a walk in closet and an ensuite 4 pc Bathroom. The other bedroom has a nice view of the Stampede grounds, 3 pc bathroom just right beside. The residents have an access to a well equipped gym, courtyard, security concierge, 3 elevators, bike storage and a titled parking area. Bring in your favorite Realtor to view this amazing property, you won't be disappointed.