

2502, 211 13 Avenue SE
Calgary, Alberta

MLS # A2195620



\$419,800

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|------------------|--|---------------|-------------------|
| 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!