

\$799,000 - 3205, 211 13 Avenue Se, Calgary

MLS® #A2084408

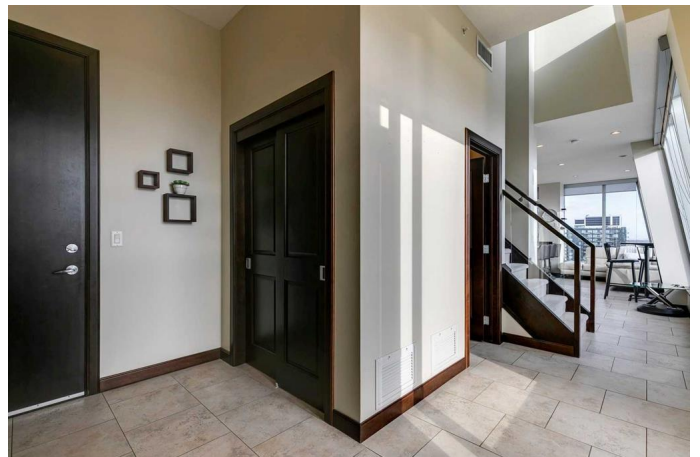
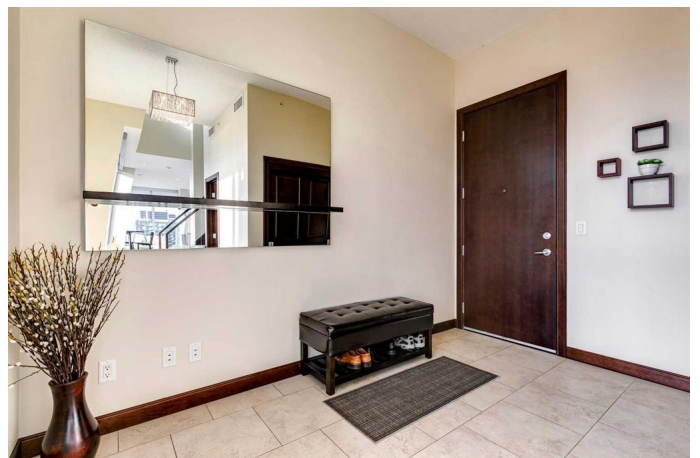
\$799,000

2 Bedroom, 2.00 Bathroom, 1,319 sqft

Residential on 0.00 Acres

Beltline, Calgary, Alberta

Maintenance-free, urban living awaits in this glamorous 2 storey penthouse with picturesque downtown views. Located in the midst of Calgary's premier entertainment district! Just steps away from vibrant 17th Ave, with nightlife, shopping, diverse shops and much more right at your doorstep, your vehicles can stay safely parked in your 2 heated, secured underground parking stalls. You will be impressed the moment you step foot inside this 2 bedroom, 2 bathroom condo with endless natural light streaming in, designer details, heated porcelain tile floors and quality craftsmanship throughout. The open floor plan is all centred around the wall of windows that perfectly frame the exquisite skyline, Calgary Tower and Saddledome views. Entertaining is the focus of the gourmet kitchen that combines stylish design with every modern convenience featuring granite countertops, a Bertazonii gas range and hood fan, Bosch appliances, a centre island and a separate wet bar making hosting a breeze. The grandeur continues into the inviting living room bathed in natural light and thoughtfully situated to make the most of those exquisite views. The glass railed balcony entices peaceful morning coffees and informal barbeques with the big city lights as the breathtaking backdrop. Retreat at the end of the day to the luxuriousness of the primary suite. Corner floor to ceiling windows will have you feeling spoiled daily – imagine breakfasts in bed waking up to this



outstanding view every day! A lavish 5-piece ensuite with dual sinks, a deep soaker tub and an oversized shower plus a custom walk-in closet add to the opulence of this owner's sanctuary. Those incredible views continue into the second bedroom creating a tranquil home office or guest space. In-suite laundry is also conveniently located on this upper level. The amenity-rich Nuera building includes a staffed reception desk with 24 hour security (no more missing packages!), a well-equipped fitness centre, a garden terrace, visitor parking and bicycle storage. This unbeatable location is just steps from restaurants, shopping, transit and is handily across the street from the Stampede Grounds. This building is AirBnB Friendly, with some restrictions and regulations.

Built in 2010

Essential Information

MLS® #	A2084408
Price	\$799,000
Sold Price	\$809,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,319
Acres	0.00
Year Built	2010
Type	Residential
Sub-Type	Apartment
Style	Penthouse
Status	Sold

Community Information

Address	3205, 211 13 Avenue Se
Subdivision	Beltline

City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2G 1E1

Amenities

Amenities	Bicycle Storage, Elevator(s), Fitness Center, Secured Parking
Parking Spaces	2
Parking	Parkade, Titled, Underground

Interior

Interior Features	Breakfast Bar, Built-in Features, Closet Organizers, Double Vanity, Granite Counters, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Recessed Lighting, Soaking Tub, Storage, Walk-In Closet(s), Wet Bar
Appliances	Dishwasher, Dryer, Gas Stove, Range, Refrigerator, Washer, Window Coverings
Heating	In Floor, Natural Gas
Cooling	Central Air
# of Stories	33
Basement	None

Exterior

Exterior Features	Courtyard
Lot Description	Views
Roof	Rubber
Construction	Concrete, Stucco
Foundation	Poured Concrete

Additional Information

Date Listed	September 29th, 2023
Date Sold	November 17th, 2023
Days on Market	48
Zoning	DC (pre 1P2007)
HOA Fees	0.00

Listing Details

Listing Office	CHARLES
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