

\$425,000 - 708, 211 13 Avenue Se, Calgary

MLS® #A2119471

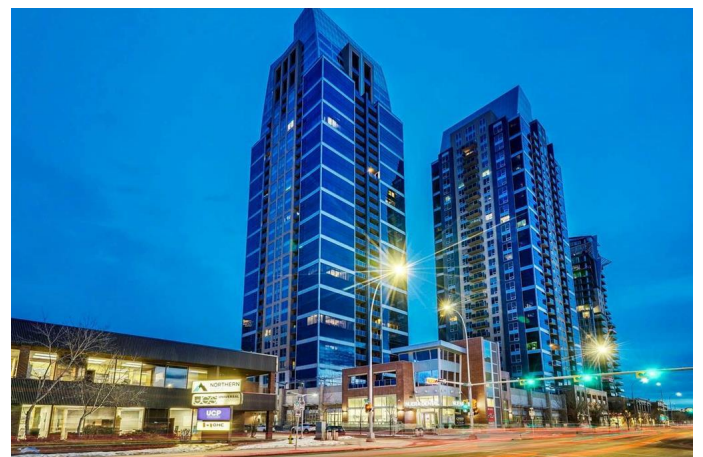
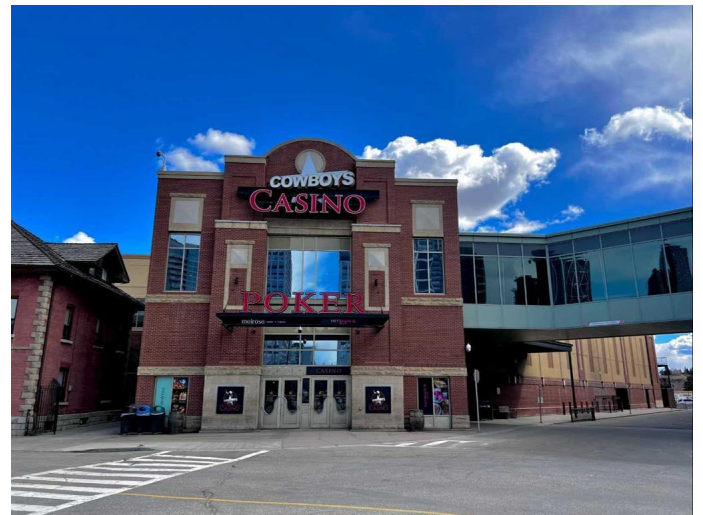
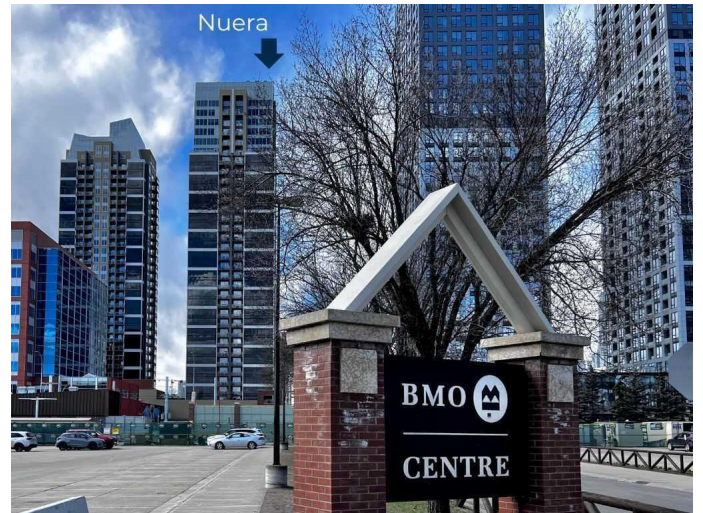
\$425,000

2 Bedroom, 2.00 Bathroom, 823 sqft

Residential on 0.00 Acres

Beltline, Calgary, Alberta

Welcome to your maintenance-free urban living in the heart of Calgary's vibrant Beltline! Fantastic investment property in an AirBNB friendly building, 1 block to Stampede Grounds, new BMO event centre and future Area. Situated on the 7th floor, this condo offers over 800 sqft. of tastefully designed living space. Step inside to discover a meticulously curated space enhanced with fresh paint and new carpeting. Immerse yourself in the natural light streaming through the expansive floor-to-ceiling windows, providing views of the bustling cityscape and the Calgary Stampede Grounds. This 2-bedroom, 2-bathroom open-concept layout features a sleek kitchen with exquisite granite countertops, stainless-steel appliances, a dual under-mount sink, and a welcoming breakfast bar. A built-in desk space adds functionality, perfect for work or study. Retreat to the primary bedroom, where a walk-through his/her closet with organized storage leads to a generous en-suite featuring a 4-piece bath with abundant storage. The second bedroom offers generous proportions with a spacious double-door closet and expansive windows, while a separate 3-piece main bathroom caters to guests and residents alike. Indulge in the building's amenities, including underground bike storage, a secure building with 24-7 concierge, a fitness center, a rooftop deck, visitor parking, and a recreational room for entertaining. Plus, enjoy the convenience of your own assigned storage locker and titled



underground parking stall. Nestled directly on the beltline, this residence offers unparalleled access to Calgary's premier dining, entertainment, shopping, and cultural destinations. Walking out the front doors you can explore the nearby BMO Centre, Stampede Grounds, convenient LRT, and many parks and green spaces, ideal for leisurely pursuits or active adventures. Experience the pinnacle of the downtown lifestyle with condo fees covering underground secure parking, hassle-free snow removal, meticulous common area maintenance, sewer, waste disposal, insurance, heating, water, and gas. Take advantage of an exceptional offer from the seller with Telus to elevate your living experience further. Don't miss this extraordinary opportunity to embrace urban living in Calgary's dynamic landscape – schedule your showing today and make this condo yours.

Built in 2010

Essential Information

MLS® #	A2119471
Price	\$425,000
Sold Price	\$415,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	823
Acres	0.00
Year Built	2010
Type	Residential
Sub-Type	Apartment
Style	High-Rise (5+)
Status	Sold

Community Information

Address	708, 211 13 Avenue Se
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Subdivision	Beltline
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2G 1E1

Amenities

Amenities	Bicycle Storage, Elevator(s), Fitness Center, Party Room, Recreation Room, Secured Parking, Snow Removal, Storage, Visitor Parking
Parking Spaces	1
Parking	Heated Garage, Secured, See Remarks, Stall, Titled, Underground

Interior

Interior Features	Breakfast Bar, Built-in Features, Closet Organizers, Granite Counters, High Ceilings, Open Floorplan, See Remarks, Storage, Walk-In Closet(s)
Appliances	Dishwasher, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer/Dryer, Window Coverings
Heating	Fan Coil, Natural Gas
Cooling	Central Air
# of Stories	32

Exterior

Exterior Features	Balcony, Uncovered Courtyard
Construction	Brick, Concrete, Metal Siding

Additional Information

Date Listed	April 4th, 2024
Date Sold	April 26th, 2024
Days on Market	22
Zoning	DC (pre 1P2007)
HOA Fees	0.00

Listing Details

Listing Office	RE/MAX First
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