

\$450,000 - 1706, 211 13 Avenue Se, Calgary

MLS® #A2170010

\$450,000

2 Bedroom, 2.00 Bathroom, 881 sqft

Residential on 0.00 Acres

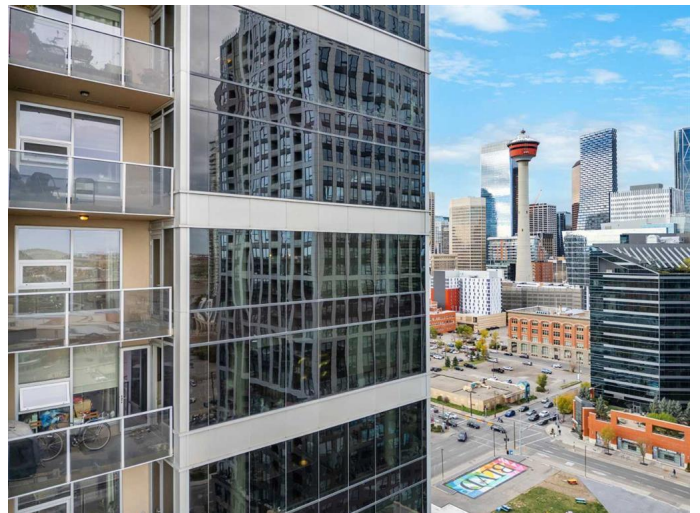
Beltline, Calgary, Alberta

CORNER UNIT | FLOOR-TO-CEILING WINDOWS | UNOBSTRUCTED VIEWS OF DOWNTOWN SKYLINE | HIGH-END FINISHES | CENTRAL AIR CONDITIONING | 2 BEDROOMS + 2 FULL BATHROOMS | BREATHTAKING VIEWS | TITLED UNDERGROUND PARKING | STORAGE LOCKER | 24 HOUR CONCIERGE / SECURITY DESK | FITNESS CENTRE | 3 HIGH-SPEED ELEVATORS | STEPS TO THE STAMPEDED GROUNDS, 17TH AVE & THE RIVER! Welcome to this stunning corner unit condo, located on the 17th floor, offering panoramic 180-degree views that will leave you speechless. Enjoy a maintenance-free lifestyle in one of Calgary's most sought-after entertainment districts, just steps away from the iconic Stampede Grounds and vibrant 17th Ave. With an array of nightlife options, cozy cafes, fantastic restaurants, and diverse shops right at your doorstep, your new home promises excitement and convenience. Home Highlights:

Spacious and Bright: This 2-bedroom, 2-bathroom condo welcomes you with abundant natural light, designer finishes, and quality craftsmanship throughout. The central air conditioning ensures comfort year-round.

Open Concept Design: The layout is thoughtfully designed, centered around a striking wall of full-height windows that perfectly frame those breathtaking views.

Gourmet Kitchen: Ideal for entertaining, the kitchen features stylish full-height cabinets,



elegant granite countertops, stainless steel appliances, and a breakfast bar island, creating a casual yet sophisticated space. Inviting Living Area: Relax in the sunlit living room, perfectly situated to maximize the stunning vistas. Step through the patio door to your expansive patio—perfect for sipping morning coffee or hosting barbecues against the city skyline.

Serene Primary Suite: Retreat to the spacious primary bedroom, which offers floor-to-ceiling windows and a luxurious ensuite for your private escape.

Versatile Second Bedroom: The well-appointed second bedroom, located on the opposite side of the unit, is perfect for guests or a home office, also showcasing lovely views.

Building Amenities:

The amenity-rich Nuera building offers a 24-hour staffed reception desk for added convenience, a fully-equipped fitness center, visitor parking, and secure bicycle storage.

Unbeatable Location:

Enjoy the best of inner-city living with beautiful parks, the LRT station, Sunterra Market, and the serene river pathway system all within walking distance. Whether you're looking for outdoor adventures or urban exploration, everything you need is right outside your door. Discover your new home in Calgary, where luxury meets convenience in a vibrant setting. Schedule your private showing today and experience the lifestyle you™ve always dreamed of!

Built in 2010

Essential Information

MLS® #	A2170010
Price	\$450,000

Sold Price	\$448,500
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	881
Acres	0.00
Year Built	2010
Type	Residential
Sub-Type	Apartment
Style	High-Rise (5+)
Status	Sold

Community Information

Address	1706, 211 13 Avenue Se
Subdivision	Beltline
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2G 1E1

Amenities

Amenities	Elevator(s), Storage, Visitor Parking, Bicycle Storage, Fitness Center, Garbage Chute, Secured Parking, Snow Removal, Trash
Parking Spaces	1
Parking	Underground, Stall

Interior

Interior Features	Granite Counters, Open Floorplan, Kitchen Island, Recessed Lighting, Soaking Tub, Walk-In Closet(s)
Appliances	Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer Stacked, Window Coverings
Heating	Forced Air
Cooling	Central Air
# of Stories	32

Exterior

Exterior Features	Courtyard
Construction	Concrete, Stucco

Additional Information

Date Listed	October 1st, 2024
Date Sold	November 13th, 2024
Days on Market	41
Zoning	DC (pre 1P2007)
HOA Fees	0.00

Listing Details

Listing Office	Real Broker
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