

**407, 211 13 Avenue SE**  
**Calgary, Alberta**

**MLS # A2202503**



**\$420,000**

<b>Division:</b>	Beltline		
<b>Type:</b>	Residential/High Rise (5+ stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	916 sq.ft.	<b>Age:</b>	2010 (15 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Off Street, Secured, Stall, Titled, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	In Floor	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Membrane, Tar/Gravel	<b>Condo Fee:</b>	\$ 641
<b>Basement:</b>	None	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Concrete, Metal Frame, Stone, Stucco	<b>Zoning:</b>	DC
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Built-in Features, High Ceilings, No Smoking Home, Open Floorplan, Recessed Lighting, Walk-In Closet(s)		

**Inclusions:** N/A

Live your best urban life in this sleek corner condo, perfectly positioned in the vibrant Beltline. With an open floorplan, high ceilings, and stylish tile flooring, this space is flooded with natural light from the floor-to-ceiling windows, offering jaw-dropping views of the Saddledome, BMO Centre, and Stampede Park. The chef-inspired kitchen is equipped with modern stainless steel appliances, granite countertops, custom cabinetry, and a huge center island—ideal for entertaining or meal prepping. The spacious primary bedroom features a walk-thru closet and a 4-piece ensuite, while the second bedroom, 3-piece bath, and convenient laundry area round out the space. The east-facing balcony is perfect for sipping your morning coffee or hosting friends for sunset drinks. Additional perks include a titled underground parking stall, a separate storage unit, lobby concierge, a shared patio terrace, and two fully-equipped gyms. Live in the heart of it all with trendy cafes, restaurants, pubs, yoga studios, and everything else that makes the Beltline the place to be. Whether you're settling in or looking for an investment, this condo delivers a luxe Calgary lifestyle made for a young professional on the go.