

\$419,800 - 2502, 211 13 Avenue Se, Calgary

MLS® #A2195620

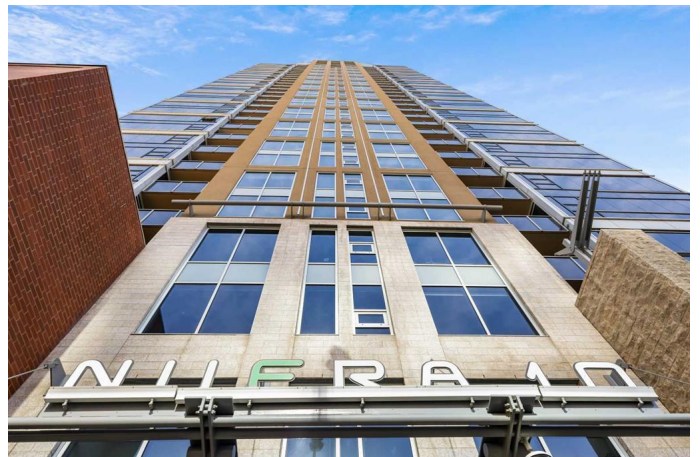
\$419,800

2 Bedroom, 2.00 Bathroom, 891 sqft

Residential on 0.00 Acres

Beltline, Calgary, Alberta

****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 viewâ€”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 areasâ€”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!!â€”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!

Built in 2011

Essential Information

| | |
|----------------|-------------------|
| MLS® # | A2195620 |
| Price | \$419,800 |
| Bedrooms | 2 |
| Bathrooms | 2.00 |
| Full Baths | 2 |
| Square Footage | 891 |
| Acres | 0.00 |
| Year Built | 2011 |
| Type | Residential |
| Sub-Type | Apartment |
| Style | Single Level Unit |
| Status | Active |

Community Information

| | |
|-------------|------------------------|
| Address | 2502, 211 13 Avenue Se |
| Subdivision | Beltline |
| City | Calgary |
| County | Calgary |
| Province | Alberta |
| Postal Code | T2G 1E1 |

Amenities

| | |
|----------------|--|
| Amenities | Elevator(s), Parking, Visitor Parking, Bicycle Storage, Fitness Center, Secured Parking, Storage |
| Parking Spaces | 1 |
| Parking | Garage Door Opener, Parkade, Titled, Underground, Guest, Heated Garage |

Interior

| | |
|-------------------|---|
| Interior Features | Kitchen Island, Open Floorplan, Breakfast Bar, Built-in Features, Closet Organizers, Granite Counters |
| Appliances | Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer, Window Coverings |
| Heating | Forced Air, Natural Gas, Fan Coil |

| | |
|--------------|-------------|
| Cooling | Central Air |
| # of Stories | 33 |

Exterior

| | |
|-------------------|------------------------|
| Exterior Features | Balcony |
| Construction | Brick, Concrete, Stone |

Additional Information

| | |
|----------------|---------------------|
| Date Listed | February 27th, 2025 |
| Days on Market | 81 |
| Zoning | DC |

Listing Details

| | |
|----------------|-------------|
| Listing Office | Real Broker |
|----------------|-------------|

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