



211 13 Avenue Calgary Alberta

\$460,000

END UNIT | DRAMATIC FLOOR-TO-CEILING WINDOWS | UNOBSTRUCTED VIEWS | HIGH-END FINISHES | CENTRAL AIR CONDITIONING | 2 BEDROOMS + 2 FULL BATHROOMS | WRAP-AROUND DECK | BREATHTAKING VIEWS | TITLED UNDERGROUND PARKING | STORAGE LOCKER | 24 HOUR STAFFED RECEPTION DESK | FITNESS CENTRE | 3 HIGH-SPEED ELEVATORS | STEPS TO THE STAMPEDED GROUNDS, 17TH AVE & THE RIVER! Perched high on the 17th floor, this glamorous end unit condo with panoramic 180-degree views lets you enjoy a maintenance-free, urban lifestyle! Ideally located in the midst of Calgary's premier entertainment district - mere steps away from the Stampede Grounds and vibrant 17th Ave, with nightlife, cafes, amazing restaurants, diverse shops and much more right at your doorstep. Leave your vehicle safely parked in your heated, secured underground parking stall while you stroll around this lively neighbourhood. Then come home to a welcoming sanctuary. You will be impressed the moment you step foot inside this 2 bedroom, 2 bathroom condo with abundant natural light streaming in, designer details, quality craftsmanship and central air conditioning. The open floor plan is all centred around the corner, full-height wall of windows that perfectly frame the exquisite views. Entertaining is the focus of the gourmet kitchen that combines stylish design with every modern convenience featuring a plethora of full-height cabinets, granite countertops, stainless steel appliances and a breakfast bar island that centres the space with a casual elegance. The grandeur continues into the inviting living room bathed in natural light and thoughtfully situated to make the most of those enticing views. Proceed through the patio door to the extensive wrap-around deck, sip morning coffees or host informal barbeques with the big city lights as the breathtaking backdrop. The spacious primary bedroom is a relaxing retreat, showcasing mor...

Kitchen 15.00 Ft x 13.00 Ft
 Living room 13.00 Ft x 11.00 Ft
 Other 12.00 Ft x 7.50 Ft
 Laundry room 4.00 Ft x 3.00 Ft

Primary Bedroom 12.00 Ft x 11.00 Ft
 Bedroom 11.00 Ft x 10.50 Ft
 4pc Bathroom Measurements not available
 3pc Bathroom Measurements not available

Listing Presented By:



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RE/MAX

**RE/MAX REAL ESTATE
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