



## 211 13 Avenue Calgary Alberta

\$479,999

Step into the epitome of urban living with this exquisite corner condo nestled in the vibrant heart of the Beltline. Perfect for the professional on-the-go, the social butterfly, or anyone seeking to elevate their lifestyle, this unit is a beacon of modern luxury and convenience. Bathed in natural light, the expansive floor-to-ceiling windows offer breathtaking 360-degree views of the bustling cityscape and iconic Calgary Tower. The spacious interior boasts soaring 9FT ceilings, two serene bedrooms, two elegant full bathrooms and a large walk-in closet. The sleek, fully-equipped kitchen flows into an open-plan living area, leading to a private balcony with a chic built-in bar -- an entertainer's dream. Exclusive amenities include heated underground titled parking with an oversized space, a dedicated storage unit, a welcoming lobby concierge, a shared patio terrace and not one, but two state-of-the-art gyms. Opt for the fully furnished package to make your transition truly turn key and seamless. Located just steps from trendy eateries, lively pubs, serene yoga studios, and the electric atmosphere of the Saddledome and Stampede grounds this condo is your ticket to the ultimate Calgary experience. Seize the chance to immerse yourself in the city's dynamic rhythm or add this lucrative cash flowing unit to your AIR BNB portfolio -- schedule your showing today and unlock the door to your new, exhilarating and convenient lifestyle! (id:6769)

4pc Bathroom 5.42 Ft x 8.17 Ft

Bedroom 10.08 Ft x 12.75 Ft

4pc Bathroom 10.42 Ft x 5.25 Ft

Primary Bedroom 10.50 Ft x 12.50 Ft

Kitchen 12.67 Ft x 17.42 Ft

Living room 10.42 Ft x 13.00 Ft

Foyer 11.17 Ft x 8.75 Ft

Other 8.25 Ft x 5.17 Ft

Listing Presented By:



Originally Listed by:  
Century 21 Bamber Realty LTD.



**Real Estate Professionals Inc.**

202, 5403 CROWCHILD TRAIL  
N.W., Calgary, AB, T3B4Z1

Phone: 403-547-4102  
cm.mackenzie@shaw.ca