



# 211 13 Avenue Calgary Alberta

\$450,000

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 ...

3pc Bathroom 5.42 Ft x 8.17 Ft  
 4pc Bathroom 10.42 Ft x 5.33 Ft  
 Bedroom 10.17 Ft x 13.08 Ft  
 Kitchen 12.58 Ft x 17.33 Ft

Living room 10.33 Ft x 12.50 Ft  
 Primary Bedroom 10.83 Ft x 12.08 Ft  
 Other 8.33 Ft x 5.33 Ft

Listing Presented By:



Originally Listed by:  
Real Broker

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