



GRASSROOTS
REALTY GROUP

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2507, 211 13 Avenue SE
Calgary, Alberta

MLS # A2315430



\$435,000

Division:	Beltline		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	919 sq.ft.	Age:	2010 (16 yrs old)
Beds:	2	Baths:	2
Garage:	Parkade, Stall, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile	Sewer:	-
Roof:	-	Condo Fee:	\$ 641
Basement:	-	LLD:	-
Exterior:	Composite Siding	Zoning:	(DC (pre1P2007))
Foundation:	-	Utilities:	-
Features:	Bar, Built-in Features, Kitchen Island, Natural Woodwork, No Animal Home, No Smoking Home, Open Floorplan, Storage, Walk-In Closet(s)		
Inclusions:	None		

25TH FLOOR | STAMPEDE GROUNDS VIEWS | 2 BED | 2 BATH | 920 SQFT Are you dreaming of urban living in the heart of it all? Welcome to Unit 2507 at 211 13 Avenue SE in Nuera! Perfectly located just steps from the Stampede LRT Station and with easy access to Macleod Trail, this well-managed building offers 24/7 on-site management, keeping the complex both tidy and secure. Take the elevator up to the 25th floor and prepare to be wowed! This move-in-ready corner unit has been fully repainted and features loads of windows, natural light, and a fantastic open-concept floor plan. Enjoy impressive views of the Stampede Grounds, the new arena district, and loads of morning sun. The spacious primary bedroom includes a walk-in closet and private 4 piece ensuite, while the second bedroom is thoughtfully located on the opposite side of the unit, providing excellent privacy for guests or a roommate and a 3 piece second bath. The kitchen, living, and dining areas flow seamlessly together, and the sheltered balcony makes this a highly functional and enjoyable layout. With nearly 920 sqft of living space, tile flooring, fresh paint throughout, and recently steam-cleaned carpets, this home is ready for its next owner. Additional features include titled parking and an assigned storage locker. Building amenities include a hot tub, gym, and front desk concierge. Perfect for a young professional on the go or anyone looking to enter the rental market here is the property you have been searching for (also pet friendly)! Vacant, easy to show, and quick possession available. Book your showing and come see the views for yourself!