

# \$445,000 - 407, 211 13 Avenue Se, Calgary

MLS® #A2202503

**\$445,000**

2 Bedroom, 2.00 Bathroom, 916 sqft

Residential on 0.00 Acres

Beltline, Calgary, Alberta

Live your best urban life in this sleek corner condo, perfectly positioned in the vibrant Beltline. With an open floorplan, high ceilings, and stylish tile flooring, this space is flooded with natural light from the floor-to-ceiling windows, offering jaw-dropping views of the Saddledome, BMO Centre, and Stampede Park. The chef-inspired kitchen is equipped with modern stainless steel appliances, granite countertops, custom cabinetry, and a huge center island—ideal for entertaining or meal prepping.

The spacious primary bedroom features a walk-thru closet and a 4-piece ensuite, while the second bedroom, 3-piece bath, and convenient laundry area round out the space. The east-facing balcony is perfect for sipping your morning coffee or hosting friends for sunset drinks.

Additional perks include a titled underground parking stall, a separate storage unit, lobby concierge, a shared patio terrace, and two fully-equipped gyms. Live in the heart of it all with trendy cafes, restaurants, pubs, yoga studios, and everything else that makes the Beltline the place to be. Whether you're settling in or looking for an investment, this condo delivers a luxe Calgary lifestyle made for a young professional on the go.

Built in 2010



## Essential Information

MLS® #	A2202503
Price	\$445,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	916
Acres	0.00
Year Built	2010
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

## Community Information

Address	407, 211 13 Avenue Se
Subdivision	Beltline
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2G 1E1

## Amenities

Amenities	Elevator(s), Fitness Center, Secured Parking, Bicycle Storage
Parking Spaces	1
Parking	Off Street, Stall, Underground, Secured, Titled
# of Garages	1

## Interior

Interior Features	Built-in Features, High Ceilings, No Smoking Home, Open Floorplan, Recessed Lighting, Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer, Window Coverings
Heating	In Floor
Cooling	Central Air
# of Stories	33
Basement	None

## Exterior

Exterior Features	Balcony
Roof	Membrane, Tar/Gravel
Construction	Brick, Concrete, Stone, Stucco, Metal Frame

**Additional Information**

Date Listed	April 3rd, 2025
Days on Market	53
Zoning	DC

**Listing Details**

Listing Office	Optimum Realty Group
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