205, 211 13 Avenue SE
Calgary, Alberta

MLS # A2239915

$369,000

Division:	Beltline
Type:	Residential/High Rise (5+ stories)
Style:	Apartment-Single Level Unit

Size:	845 sq.ft.	**Age:**	2010 (15 yrs old)
Beds:	2	**Baths:**	2

Garage:	Parkade, Stall, Underground
Lot Size:	-
Lot Feat:	-

Heating:	In Floor	**Water:**	-
Floors:	Ceramic Tile, Vinyl Plank	**Sewer:**	-
Roof:	-	**Condo Fee:**	$ 612
Basement:	-	**LLD:**	-
Exterior:	Composite Siding, Concrete, Mixed	**Zoning:**	DC
Foundation:	-	**Utilities:**	-

Features: Breakfast Bar, Granite Counters, Kitchen Island, No Animal Home, No Smoking Home, Stone Counters

Inclusions: None

RENOVATED | FRESHLY PAINTED | NEW VINYL PLANK FLOORING | OVERSIZED DECK WITH CITY VIEWS Welcome to Unit #205 at 211 13th Ave SE in the sought-after Nuera building! This move-in ready 2-bedroom, 2-bath condo features 10-foot ceilings, stone countertops, and stainless steel appliances, offering a modern and spacious feel throughout. Enjoy unobstructed views of the Calgary Tower from your private oversized deck—complete with a gas BBQ hookup—perfect for relaxing or entertaining. Inside, you'll find new luxury vinyl plank flooring in the bedrooms, tile flooring throughout the rest (no carpet), and a professional full repaint, giving the unit a fresh, like-new appeal. Additional features include central A/C, large windows for natural light, a titled underground parking stall, and a separate storage locker. Building amenities include a fully equipped fitness centre with weight and cardio rooms. Located steps from the Stampede Grounds, Victoria Park LRT Station, and the vibrancy of 17th Ave, Nuera offers unmatched urban convenience. Ideal for homeowners or savvy investors seeking a high-demand rental location. Quick possession available—book your private showing today!