

1607, 211 13 Avenue SE  
Calgary, Alberta

MLS # A2245187

\$414,900

|           |                                             |        |                   |
|-----------|---------------------------------------------|--------|-------------------|
| Division: | Beltline                                    |        |                   |
| Type:     | Residential/High Rise (5+ stories)          |        |                   |
| Style:    | Apartment-Single Level Unit                 |        |                   |
| Size:     | 992 sq.ft.                                  | Age:   | 2010 (15 yrs old) |
| Beds:     | 2                                           | Baths: | 2                 |
| Garage:   | Heated Garage, Parkade, Titled, Underground |        |                   |
| Lot Size: | -                                           |        |                   |
| Lot Feat: | Views                                       |        |                   |

|             |                                                                                                                             |            |                 |
|-------------|-----------------------------------------------------------------------------------------------------------------------------|------------|-----------------|
| Heating:    | Central                                                                                                                     | Water:     | -               |
| Floors:     | Tile, Vinyl                                                                                                                 | Sewer:     | -               |
| Roof:       | Tar/Gravel                                                                                                                  | Condo Fee: | \$ 641          |
| Basement:   | -                                                                                                                           | LLD:       | -               |
| Exterior:   | Concrete, Stone, Stucco                                                                                                     | Zoning:    | DC (pre 1P2007) |
| Foundation: | Poured Concrete                                                                                                             | Utilities: | -               |
| Features:   | Breakfast Bar, Granite Counters, Kitchen Island, Open Floorplan, Recessed Lighting, Soaking Tub, Storage, Walk-In Closet(s) |            |                 |

Inclusions: N/A

Soaring above the city skyline, this beautifully maintained 2 bedroom, 2 bathroom condo on the 16th floor of the sought-after Nuera building offers the ultimate urban lifestyle with panoramic views of downtown and Stampede Park, perfect for enjoying the fireworks from the comfort of home. Designed with a seamless blend of style and function, the open concept layout is anchored by a wall of windows that flood the space with natural light and frame breathtaking views. The inviting living room with corner windows flows effortlessly into the sleek kitchen featuring granite countertops, stainless steel appliances and a large island that's ideal for casual gatherings. Enjoy more formal meals with a view in the dining area or step onto the oversized balcony to host summer barbeques or relax with a glass of wine against the city lights. The spacious primary bedroom is a true retreat, complete with a walk-in closet and private ensuite while the second bedroom offers flexibility for guests, roommates or a home office, with a second full bathroom nearby. In-suite laundry, titled underground parking and an assigned storage locker add everyday convenience. Nuera is a pet-friendly, impeccably maintained building with top-tier amenities including a well-equipped fitness centre and tranquil courtyard. Just steps to Sunterra Market, the LRT station, Stampede Grounds, the Saddledome and scenic Elbow River pathways, this location is truly unmatched! NOTE: New lighting, paint and carpet. +18 building and no short term rentals less than 30 days allowed.