



GRASSROOTS
REALTY GROUP

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904, 211 13 Avenue SE
Calgary, Alberta

MLS # A2312166



\$279,900

Division:	Beltline		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	546 sq.ft.	Age:	2010 (16 yrs old)
Beds:	1	Baths:	1
Garage:	Heated Garage, Insulated, Parkade, Stall, Titled, Underground		
Lot Size:	-		
Lot Feat:	Low Maintenance Landscape, See Remarks, Views		

Heating:	Fan Coil, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile	Sewer:	-
Roof:	Rubber	Condo Fee:	\$ 408
Basement:	-	LLD:	-
Exterior:	Brick, Concrete, Stucco	Zoning:	DC (pre 1P2007)
Foundation:	-	Utilities:	-
Features:	High Ceilings, No Animal Home, No Smoking Home		

Inclusions: Furniture Negotiable

DOWNTOWN VIEWS | OPEN FLOOR PLAN | TITLED UNDERGROUND PARKING | IDEAL DOWNTOWN LOCATION | Stunning views from this 1 BED + 1 BATH unit at Nuera. This immaculate one bedroom condo in the heart of downtown showcases just what downtown living is all about. With sweeping views from every room, this unit will not disappoint. This condo features tile flooring throughout, a spacious living room, large open kitchen, private patio overlooking downtown, in suite laundry, large primary bedroom, 4 pc bathroom, and views from every room in the home. This unit is perfect for entertaining and showcases what inner city living is meant to be. New commercial businesses on the main floor mean you can enjoy a coffee without leaving your building or pop into Shoppers Drug Mart for a quick snack. The building also features secure titled underground parking, fitness facilities, and visitor parking. Just steps to the CTrain, Stampede Park, Sunterra Market, the BMO Centre, Saddledome, 17th Ave, and only a few blocks from the Elbow River. Don't miss this chance to enjoy summer from your new downtown condo. Please call today for a private showing. *** Most furniture is negotiable ***