



2206, 211 13 Avenue SE
Calgary, Alberta

MLS # A2320279



\$399,900

Division:	Beltline		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	898 sq.ft.	Age:	2010 (16 yrs old)
Beds:	2	Baths:	2
Garage:	Heated Garage, Parkade, Secured, Stall, Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Fan Coil	Water:	-
Floors:	Carpet, Ceramic Tile	Sewer:	-
Roof:	-	Condo Fee:	\$ 641
Basement:	-	LLD:	-
Exterior:	Concrete, Stone, Stucco	Zoning:	DC (pre 1P2007)
Foundation:	-	Utilities:	-
Features:	Breakfast Bar, Closet Organizers, Granite Counters, Kitchen Island, Open Floorplan, Recessed Lighting, Soaking Tub, Walk-In Closet(s)		
Inclusions:	None		

Experience an elevated perspective of the world-class Stampede fireworks and sweeping north and east views from the 22nd floor of this spacious 2-bedroom, 2-bath condo in Nuera. This bright, open-concept condo features tile flooring and floor-to-ceiling windows that fill the space with natural light. The kitchen is beautifully finished with granite countertops, an island with eating bar, ample storage, and stainless steel appliances, while the adjacent living and dining areas create the perfect space for entertaining. The primary bedroom offers a walk-through closet and private 4-piece ensuite, while the second bedroom and 3-piece bath are perfect for guests. A private balcony with spectacular views overlooking Stampede Park provides the perfect setting for a relaxing summer evening. Additional features include fresh paint, new carpeting, in-suite laundry, one titled secure underground parking stall, and an assigned storage locker. Residents enjoy exceptional building amenities, including a fitness centre, rooftop patio, and bike storage. Stampede LRT station, Bow River pathways, cafés, restaurants, 17th Avenue nightlife, and downtown are all within walking distance. Immediate possession available!