



**GRASSROOTS**

REALTY GROUP

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**2007, 211 13 Avenue SE  
Calgary, Alberta**

**MLS # A2323367**

**\$425,000**



<b>Division:</b>	Beltline		
<b>Type:</b>	Residential/High Rise (5+ stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	903 sq.ft.	<b>Age:</b>	2010 (16 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Titled, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Fan Coil	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 641
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Concrete, Metal Siding , Stone	<b>Zoning:</b>	DC
<b>Foundation:</b>	-	<b>Utilities:</b>	-

**Features:** Closet Organizers, Granite Counters, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Recessed Lighting, Walk-In Closet(s)

**Inclusions:** N/A

\*\*\* OPEN HOUSE -- Sunday, July 12 at 11:00am to 1:00pm \*\*\* Beautifully Perched on The 20th Floor of the Sought-After Nuera Tower, this Impressive 2-Bedroom, 2-Bathroom Residence offers the Perfect Combination of Modern Comfort, Spectacular Views, and Unbeatable Downtown Convenience &bull;&bull;&bull; Virtually Floor-To-Ceiling Windows throughout the unit flood the space with Natural Light and showcase Panoramic Views of the city and beyond, while Elevated Ceilings create an Open, Airy Atmosphere &bull;&bull;&bull; The Well-Designed Floor Plan features a Spacious Primary Bedroom complete with a Walk-Through Closet and Private 4-Piece Ensuite &bull;&bull;&bull; A Sizeable 2nd Bedroom also enjoys Expansive Windows, making it Ideal for Guests, Family, or a Home Office &bull;&bull;&bull; The Contemporary Kitchen is equipped with Granite Countertops, Stainless Steel Appliances, Abundant Cabinetry, and Generous Prep Space, flowing seamlessly into the Bright Living and Dining Areas &bull;&bull;&bull; In-Unit Laundry and a 2nd Full Bathroom round out the Convenience and Functionality of this Floor Plan &bull;&bull;&bull; Step outside onto the Large Balcony and Enjoy Breathtaking Sunrises, City Lights, and Sweeping Urban Vistas &bull;&bull;&bull; Nuera Residents enjoy Exemplary Amenities including Concierge Service, a State-Of-The-Art Fitness Centre, Private Outdoor Terrace, Owner's Lounge, Secure Bicycle Storage with On-Site Bicycle Repair Station, Titled & Heated Underground Parking, and a Separate Storage Locker Area &bull;&bull;&bull; Located in the Heart of Calgary's Vibrant Beltline, you're merely steps away from plentiful Food Markets, Specialty Shops, Clinics, Victoria Park/Stampede C-Train Station, the Saddledome, the Upcoming New Sports Arena (i.e., Scotia Place), BMO

Centre, Restaurants, Entertainment, and the Energy of Downtown Living &bull;&bull;&bull; This is the Ultimate Lock-And-Leave Lifestyle in one of Calgary's Most Desirable Urban Communities. \*\*\* Schedule Your Private Showing Today! \*\*\*