



1806, 211 13 Avenue SE  
Calgary, Alberta

MLS # A2324815



**\$389,900**

<b>Division:</b>	Beltline		
<b>Type:</b>	Residential/High Rise (5+ stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	898 sq.ft.	<b>Age:</b>	2010 (16 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Stall, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	Landscaped, Private, Views		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Flat Torch Membrane	<b>Condo Fee:</b>	\$ 641
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Metal Frame, Stucco	<b>Zoning:</b>	DC (pre 1P2007)
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	High Ceilings		

**Inclusions:** NA

Luxurious 2-Bedroom, 2-Bathroom Condo in the Heart of the Beltline! Experience elevated urban living in this beautifully maintained 18+ unit in the highly sought-after Nuera building, ideally located in Calgary's vibrant Beltline district. This bright and spacious 2-bedroom, 2-bathroom condo features floor-to-ceiling windows throughout, filling the home with natural light and showcasing the energy of downtown living. Enjoy your morning coffee with the sunrise or take in the spectacular fireworks displays during Stampede season from the comfort of your own home. The open-concept kitchen flows seamlessly into the living and dining areas, creating the perfect space for entertaining or relaxing. The kitchen features a new microwave/hood fan and kitchen sink, while designer lighting throughout adds a modern touch to the space. The thoughtful split-bedroom floor plan offers excellent privacy, with each bedroom positioned on opposite sides of the unit and accompanied by its own full bathroom featuring upgraded countertops. The spacious primary suite includes a large walk-in closet, creating a comfortable and functional retreat. Additional features include in-suite laundry, titled underground parking, and a separate storage locker. Residents of Nuera enjoy an exceptional array of amenities including concierge service, a fully equipped fitness centre, underground visitor parking, bicycle storage, and a beautifully landscaped rooftop courtyard and patio area perfect for relaxing or entertaining guests. Pet-friendly (with board approval) and ideally situated just steps from restaurants, cafes, shopping, transit, the downtown core, and all the amenities of the Beltline, this home offers an unbeatable combination of lifestyle, convenience, and value. A rare opportunity to own in one of Calgary's premier concrete high-rise buildings—book your private showing today!