

505, 211 13 Avenue SE  
Calgary, Alberta

MLS # A2201952



**\$389,900**

<b>Division:</b>	Beltline		
<b>Type:</b>	Residential/High Rise (5+ stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	848 sq.ft.	<b>Age:</b>	2010 (15 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Parkade, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

**Heating:** Forced Air

**Water:** -

**Floors:** Carpet, Tile

**Sewer:** -

**Roof:** -

**Condo Fee:** \$ 583

**Basement:** -

**LLD:** -

**Exterior:** Brick, Concrete

**Zoning:** DC

**Foundation:** -

**Utilities:** -

**Features:** Built-in Features

**Inclusions:** N/A

Experience urban living in coveted Nuera; an executive high rise building in the heart of downtown Calgary's bustling Beltline district. Walk to work and to some of Calgary's hottest restaurants, cafes, shops, and nightlife in this 5th floor, 2 bedroom, 2 bathroom condo with spectacular downtown views including the iconic Calgary Tower right out your bedroom and living room windows. Step through the front door into your luxurious open concept living spaces including an expansive and modernized kitchen with stainless steel appliances, shaker cabinetry, a designer backsplash, ample counter space, and bar seating, perfect for hosting guests. The kitchen opens into the large living room with a built in desk for working from home and space to lounge. The dining room features room for a full sized table and floor to ceiling windows with spectacular downtown Calgary views. The twinkling building lights of the Calgary Tower and Telus building will beautifully light your space after dark. Enjoy in-suite laundry with added storage, a full bathroom for guests, a spacious second bedroom, and your own primary retreat featuring a spacious primary bedroom, a large walk-in closet, and a 4-piece ensuite bathroom. Step out onto your patio to enjoy fresh air and a fabulous view. Walk in moments to a handful of grocery stores and endless other amenities including the Core, the LRT, and the Saddledome to catch every concert and hockey game. Other bonuses in Nuera include concierge services, heated underground parking, underground visitor parking, a separate storage locker, an excellent gym facility, and secure bike storage.