

**1004, 211 13 Avenue SE**  
**Calgary, Alberta**

**MLS # A2242052**



**\$308,000**

|                  |                                    |               |                   |
|------------------|------------------------------------|---------------|-------------------|
| <b>Division:</b> | Beltline                           |               |                   |
| <b>Type:</b>     | Residential/High Rise (5+ stories) |               |                   |
| <b>Style:</b>    | Apartment-Single Level Unit        |               |                   |
| <b>Size:</b>     | 588 sq.ft.                         | <b>Age:</b>   | 2010 (15 yrs old) |
| <b>Beds:</b>     | 1                                  | <b>Baths:</b> | 1                 |
| <b>Garage:</b>   | Covered, Titled, Underground       |               |                   |
| <b>Lot Size:</b> | -                                  |               |                   |
| <b>Lot Feat:</b> | -                                  |               |                   |

|                    |                                                                      |                   |                 |
|--------------------|----------------------------------------------------------------------|-------------------|-----------------|
| <b>Heating:</b>    | Central                                                              | <b>Water:</b>     | -               |
| <b>Floors:</b>     | Carpet, Tile                                                         | <b>Sewer:</b>     | -               |
| <b>Roof:</b>       | -                                                                    | <b>Condo Fee:</b> | \$ 408          |
| <b>Basement:</b>   | -                                                                    | <b>LLD:</b>       | -               |
| <b>Exterior:</b>   | Concrete                                                             | <b>Zoning:</b>    | DC (pre 1P2007) |
| <b>Foundation:</b> | -                                                                    | <b>Utilities:</b> | -               |
| <b>Features:</b>   | Closet Organizers, Granite Counters, No Animal Home, No Smoking Home |                   |                 |

**Inclusions:** N/A

Live in the heart of Calgary's Beltline in this pristine 1-bedroom condo on the 10th floor of Nuera. Enjoy sweeping VIEWS OF DOWNTOWN and Calgary Tower, just steps from 17th Ave, Saddledome, and some of the city's best dining, fitness, and shopping. This OPEN-CONCEPT unit features a modern kitchen with granite counters, full-height cabinetry, stainless steel appliances, a built-in dining area, and tile flooring throughout the main living space. Spacious and bright, the living room is ideal for both relaxing and entertaining, with breathtaking views as your backdrop. The generously sized bedroom fits a queen or king bed with ease, and the bathroom offers a deep tub/shower combo, vessel sink, and ample storage. Additional perks include AIR CONDITIONING, a private balcony, TITLED PARKING STALL, separate STORAGE, and access to a full gym, concierge service, and retail amenities in the building. Built by award-winning Cove Properties, Nuera is well managed, offers secure, stylish inner-city living at its best! A fantastic opportunity for individuals, couples, or investors seeking quality, convenience, and the welcoming spirit of a vibrant community! \*\*ALL FURNITURES ARE NEGOTIABLE - TURNKEY\*\*