

**205, 211 13 Avenue SE**  
**Calgary, Alberta**

**MLS # A2219624**



**\$385,000**

<b>Division:</b>	Beltline		
<b>Type:</b>	Residential/High Rise (5+ stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	845 sq.ft.	<b>Age:</b>	2010 (15 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Parkade, Stall, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	In Floor	<b>Water:</b>	-
<b>Floors:</b>	Ceramic Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 612
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Composite Siding, Concrete, Mixed	<b>Zoning:</b>	DC
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Granite Counters, Kitchen Island, No Animal Home, No Smoking Home, Stone Counters		

**Inclusions:** None

RECENTLY RENOVATED / FULL REPAINT / NEW VINYL PLANK FLOORING / OVERSIZED DECK / Boasting unobstructed views of the Calgary Tower and in move in ready condition, welcome to #205 211 13th ave SE located in the Nuera building! With 10 foot ceilings, stone countertops and Stainless Steel appliances as well as 2 Beds & 2 Baths here is the perfect place to call home, or for the savvy investor looking for an in demand rental location. This property shows 10/10 with its fresh professional repaint and new luxury vinyl flooring in the bedrooms and tile throughout the rest of the home (no carpet here). With its high ceilings providing an expansive feel, an oversized private deck with gas bbq hookup as well as large windows (and a/c) this Condo ticks all the boxes. There is a titled underground parking stall as well as a dedicated storage locker for all your storage needs. This building has great amenities, such as a weight room and cardio equipment! Nuera is conveniently located near the Stampede grounds, Victoria Park Station as well as all the excitement of 17th ave. Quick possession available. Book a private showing today!