

**1307, 211 13 Avenue SE**  
**Calgary, Alberta**

**MLS # A2276419**



**\$394,900**

<b>Division:</b>	Beltline		
<b>Type:</b>	Residential/High Rise (5+ stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	913 sq.ft.	<b>Age:</b>	2010 (16 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Heated Garage, Titled, Underground		
<b>Lot Size:</b>	0.00 Acre		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Fan Coil, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 651
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Concrete, Metal Siding , Stone	<b>Zoning:</b>	DC
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Granite Counters, Kitchen Island, Soaking Tub		

**Inclusions:** n/a

Modern open 2 bedroom corner suite with huge floor to ceiling windows, new paint, new carpet and featuring the matching all stone countertop package throughout. Nuera offers you all the convenience your busy lifestyle demands. With on-site security/concierge, bike storage room, fitness facility with yoga studio & an owners lounge, let Nuera take you to new heights! This immaculate CORNER suite offers a split bedroom floor plan, perfect for a roommate or for when guests are over, tons of natural daylight, 2 bdrms & 2 full baths, gorgeous kitchen with dark mocha cabinets, stainless steel appliances and a huge centre island are perfect for entertaining. (can't wait for the Stampede fireworks next July!). The master bedroom has walk-through closets and a full ensuite bath and there's a second bedroom & 2nd full bath, insuite laundry and a HUGE 15 ft wide titled underground parking stall. Don't forget the central air conditioning, granite counters in both baths & the assigned storage locker. Nuera is an 18+ adult building and it has a terrific exercise facility and is located just a block to the LRT, close to downtown, entertainment venues, great restaurants, Sunterra Market, shops & boutiques - all yours to discover. Nuera Condos in Calgary's Beltline neighborhood has an exceptionally high walk score of 96/100, classifying it as a "Walker's Paradise". It is also highly rated for biking (93/100) and transit (82/100). Call today for your viewing!