

**504, 211 13 Avenue SE**  
**Calgary, Alberta**

**MLS # A2283680**



**\$289,900**

<b>Division:</b>	Beltline		
<b>Type:</b>	Residential/High Rise (5+ stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	574 sq.ft.	<b>Age:</b>	2010 (16 yrs old)
<b>Beds:</b>	1	<b>Baths:</b>	1
<b>Garage:</b>	Stall, Titled, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Forced Air	<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>	Brick, Concrete, Metal Siding , Stucco	<b>Zoning:</b>	DC
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Closet Organizers, Granite Counters, No Animal Home, No Smoking Home, Open Floorplan, Storage		

**Inclusions:** None

1 BEDROOM | 1 BATHROOM | 573 SQ FT | OPEN FLOOR PLAN | FULLY FURNISHED | TITLED UNDERGROUND PARKING | AMENITY RICH BUILDING | Furnishings are available for inclusion in the purchase price. Located in the sought-after Nuera building in the heart of the Beltline, this stylish 1-bedroom, 1-bathroom condo offers 573 sq. ft. of modern living space. This home comes complete with all furniture, including a TV, Dyson vacuum and everything to take the keys and move right in! The open-concept layout features a spacious living area with large windows and an east-facing balcony, perfect for enjoying your morning coffee. The kitchen boasts granite countertops, contemporary cabinetry, a breakfast bar, and stainless steel appliances. The generously sized primary bedroom includes a walk-in closet with custom organizers and large windows allowing in an abundance of natural light. Convenience is key with in-suite laundry, titled underground parking, and an assigned storage locker. Nuera offers top-tier amenities, including a fitness centre, party room, bicycle storage, secured parking, and visitor parking. This adult only, pet-friendly, professionally managed building is just steps from parks, shopping, dining, and Calgary's downtown core. Ideal for first-time buyers or investors—book your showing today!