

**1701, 211 13 Avenue SE**  
**Calgary, Alberta**

**MLS # A2286977**



**\$299,000**

<b>Division:</b>	Beltline		
<b>Type:</b>	Residential/High Rise (5+ stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	624 sq.ft.	<b>Age:</b>	2010 (16 yrs old)
<b>Beds:</b>	1	<b>Baths:</b>	1
<b>Garage:</b>	Electric Gate, Heated Garage, Parkade, Stall, Titled, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 410
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Concrete, Metal Siding , Stone	<b>Zoning:</b>	DC (pre 1P2007)
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	High Ceilings, No Animal Home, No Smoking Home, Open Floorplan, Storage		

**Inclusions:** N/A

High-floor investment opportunity in Nuera, a sought-after 18+ concrete high-rise in Calgary's Beltline. Positioned on the 17th floor, this 1-bedroom, 1-bath residence offers desirable south and east exposure, filling the space with natural light throughout the day, plus sunrise-to-sunset city views and west-facing mountain view. Enjoy spectacular views of Stampede Park and the downtown skyline from your private balcony. Inside, 9-foot ceilings and expansive floor-to-ceiling windows create an airy, open atmosphere. The thoughtfully designed open-concept layout features modern finishes, generous cabinetry, deep pot drawers, black appliances, and a functional flow ideal for both entertaining and everyday living. The spacious bedroom offers large windows and ample closet space, complemented by a well-appointed 4-piece bath and in-suite stacked laundry. This residence includes secured underground titled parking and a dedicated storage locker. Nuera offers concierge service, a fully equipped fitness centre, and bike storage &mdash; all within a professionally managed building. Ideally located just one block from Victoria Park LRT, Stampede Park, and Sunterra Market, and steps to 17th Avenue's shopping, dining and entertainment, this address delivers elevated urban convenience with lasting value. High-floor residences with this exposure and view profile are rarely available. **IMPROVED PRICE!** Book your showing today.