

**705, 211 13 Avenue SE**  
**Calgary, Alberta**

**MLS # A2294656**



**\$389,900**

<b>Division:</b>	Beltline		
<b>Type:</b>	Residential/High Rise (5+ stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	857 sq.ft.	<b>Age:</b>	2011 (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>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 583
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Concrete, Metal Siding , Stone	<b>Zoning:</b>	DC (pre 1P2007)
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	No Animal Home, No Smoking Home		

**Inclusions:** N/A

Welcome to Nuera—ideally located near shopping, dining, entertainment, and the vibrant boutiques and restaurants of Victoria Park. This contemporary residence features a spacious, open-concept floor plan, thoughtfully designed with modern finishes and a refined color palette throughout. The unit offers 9-foot ceilings, ceramic tile flooring, floor-to-ceiling windows, and central air conditioning. It includes two well-appointed bedrooms, an open kitchen, a formal dining area, and a convenient built-in desk—perfect for a home office. The bright and expansive living room features French doors leading to a private balcony. Additional highlights include a 3-piece main bathroom, a 4-piece ensuite, in-suite laundry, and a Titled heated underground parking stall. The primary bedroom is filled with natural light and showcases floor-to-ceiling windows, a walk-through closet, and a private 4-piece ensuite. Enjoy sweeping downtown views from this exceptional home. This well-maintained concrete building offers excellent security and concierge service, impressive fitness centre, a rooftop patio, and is ideally situated just steps from the Stampede Grounds, MNP Sports Centre, Sunterra Market, H-Mart, coffee shops, and the C-Train. A truly outstanding opportunity for refined urban living!