

2007, 211 13 Avenue SE
Calgary, Alberta

MLS # A2323367



\$425,000

Division:	Beltline		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	903 sq.ft.	Age:	2010 (16 yrs old)
Beds:	2	Baths:	2
Garage:	Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Fan Coil	Water:	-
Floors:	Carpet, Tile	Sewer:	-
Roof:	-	Condo Fee:	\$ 641
Basement:	-	LLD:	-
Exterior:	Brick, Concrete, Metal Siding , Stone	Zoning:	DC
Foundation:	-	Utilities:	-
Features:	Closet Organizers, Granite Counters, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Recessed Lighting, Walk-In Closet(s)		
Inclusions:	N/A		

Beautifully Perched on The 20th Floor of the Sought-After Nuera Tower, this Impressive 2-Bedroom, 2-Bathroom Residence offers the Perfect Combination of Modern Comfort, Spectacular Views, and Unbeatable Downtown Convenience ••• Virtually Floor-To-Ceiling Windows throughout the unit flood the space with Natural Light and showcase Panoramic Views of the city and beyond, while Elevated Ceilings create an Open, Airy Atmosphere ••• The Well-Designed Floor Plan features a Spacious Primary Bedroom complete with a Walk-Through Closet and Private 4-Piece Ensuite ••• A Sizeable 2nd Bedroom also enjoys Expansive Windows, making it Ideal for Guests, Family, or a Home Office ••• The Contemporary Kitchen is equipped with Granite Countertops, Stainless Steel Appliances, Abundant Cabinetry, and Generous Prep Space, flowing seamlessly into the Bright Living and Dining Areas ••• In-Unit Laundry and a 2nd Full Bathroom round out the Convenience and Functionality of this Floor Plan ••• Step outside onto the Large Balcony and Enjoy Breathtaking Sunrises, City Lights, and Sweeping Urban Vistas ••• Nuera Residents enjoy Exemplary Amenities including Concierge Service, a State-Of-The-Art Fitness Centre, Private Outdoor Terrace, Owner's Lounge, Secure Bicycle Storage with On-Site Bicycle Repair Station, Titled & Heated Underground Parking, and a Separate Storage Locker Area ••• Located in the Heart of Calgary's Vibrant Beltline, you're merely steps away from plentiful Food Markets, Specialty Shops, Clinics, Victoria Park/Stampede C-Train Station, the Saddledome, the Upcoming New Sports Arena (i.e., Scotia Place), BMO Centre, Restaurants, Entertainment, and the Energy of Downtown Living ••• This is

the Ultimate Lock-And-Leave Lifestyle in one of Calgary's Most Desirable Urban Communities. *** Schedule Your Private Showing Today! ***