



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**211 13 Avenue #3201, Calgary T2G 1E1**

MLS® #: **A2110676**

Area: **Beltline**

Listing Date: **02/28/24**

List Price: **\$664,000**

Status: **Active**

County: **Calgary**

Change: **-\$10k, 11-Apr**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Apartment**  
City/Town: **Calgary**  
Year Built: **2010**

Lot Information

Lot Sz Ar:  
Lot Shape:

Finished Floor Area

Abv Sqft: **1,182**  
Low Sqft:  
Ttl Sqft: **1,182**

DOM

**81**

Layout

Beds: **1 (1 )**  
Baths: **1.5 (1 1)**  
Style: **High-Rise (5+)**

Parking

Ttl Park: **2**  
Garage Sz:

Access:

Lot Feat:

Park Feat:

**Additional Parking,Guest,Parkade,Side By Side,Titled**

Utilities and Features

Roof:  
Heating: **Forced Air**  
Sewer:  
Ext Feat: **Balcony**

Construction: **Concrete**  
Flooring: **Carpet,Ceramic Tile**  
Water Source:  
Fnd/Bsmt:

Kitchen Appl: **Bar Fridge,Dishwasher,Dryer,Garage Control(s),Gas Oven,Microwave,Range Hood,Refrigerator,Washer,Window Coverings**  
Int Feat: **Bar,Built-in Features,High Ceilings,Jetted Tub,Pantry,Recessed Lighting,Storage,Tray Ceiling(s)**  
Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
<b>Kitchen</b>	<b>Main</b>	<b>16`0" x 13`4"</b>	<b>Living Room</b>	<b>Main</b>	<b>15`10" x 8`4"</b>
<b>Bedroom - Primary</b>	<b>Second</b>	<b>19`10" x 12`10"</b>	<b>Laundry</b>	<b>Second</b>	<b>6`4" x 5`6"</b>
<b>2pc Bathroom</b>	<b>Main</b>		<b>4pc Ensuite bath</b>	<b>Second</b>	

Legal/Tax/Financial

Condo Fee:  
**\$844**

Title: **Fee Simple**  
Fee Freq: **Monthly**

Zoning: **DC**

Legal Desc:

1012992

Remarks

Pub Rmks:

**Presenting an immaculately maintained and loft inspired Penthouse in the desired building of NUERA. This Executive Residence boasts breathtaking Southern and Stampede Park views and expansive floor-to-ceiling windows complete with an upgraded motorized blind system. The main level features a 'Chef's' Kitchen equipped with top-of-the-line appliances including Gas Range, a living room with wet bar, and a convenient half bath. Located off the Kitchen, the patio offers panoramic views of the Prairie skyline and of the majestic Rocky Mountain . The loft level showcases an impressive Primary Bedroom Suite adorned with an elegant coffer ceiling, a built-in media and clothing storage unit, an ensuite bathroom featuring: a deep soaker jetted tub, and a walk-in shower. Additional amenities include in-suite laundry, infloor heating, and the inclusion of 2 titled, side-by-side underground parking stalls along with a storage unit. Residents can take advantage of 2 gyms, 2 common courtyards, underground visitor parking stalls, and benefit from security and concierge services. Topping a fantastic building, this Penthouse Loft is an ideal residence for those seeking to embrace the Inner City Lifestyle.**

Inclusions:

N/A

Property Listed By:

Charles

**TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123**

















