



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**211 13 Avenue #2205, Calgary T2G 1E1**

MLS® #: **A2124158**

Area: **Beltline**

Listing Date: **04/18/24**

List Price: **\$448,000**

Status: **Active**

County: **Calgary**

Change: **-\$17k, 16-May**

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: **848**  
Low Sqft:  
Ttl Sqft: **848**

DOM

**31**  
Layout  
Beds: **2 (2 )**  
Baths: **2.0 (2 0)**  
Style: **High-Rise (5+)**

Parking

Ttl Park: **1**  
Garage Sz:

Access:

Lot Feat: **Low Maintenance Landscape, Street Lighting, Rectangular Lot**  
Park Feat: **Garage Door Opener, Heated Garage, Titled, Underground**

Utilities and Features

Roof:  
Heating: **Fan Coil, Natural Gas**  
Sewer:  
Ext Feat: **Balcony**

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

Kitchen Appl: **Dishwasher, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer/Dryer Stacked, Window Coverings**  
Int Feat: **Breakfast Bar, Granite Counters, Kitchen Island, No Animal Home, No Smoking Home, Pantry, Recessed Lighting**  
Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
<b>Bedroom - Primary</b>	<b>Main</b>	<b>12`11" x 9`9"</b>
<b>Living Room</b>	<b>Main</b>	<b>21`10" x 10`2"</b>
<b>Foyer</b>	<b>Main</b>	<b>6`9" x 4`3"</b>
<b>4pc Ensuite bath</b>	<b>Main</b>	<b>7`10" x 5`4"</b>

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
<b>Bedroom</b>	<b>Main</b>	<b>10`9" x 9`0"</b>
<b>Kitchen</b>	<b>Main</b>	<b>13`6" x 9`8"</b>
<b>Balcony</b>	<b>Main</b>	<b>7`10" x 5`10"</b>
<b>3pc Bathroom</b>	<b>Main</b>	<b>9`4" x 5`4"</b>

Legal/Tax/Financial

Condo Fee:  
**\$580**

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

Zoning: **DC**

Legal Desc: **1012992**

Remarks

Pub Rmks:	<b>Maintenance-free, urban living in the heart of Calgary Beltline. Located just steps away from vibrant 17th Ave, with nightlife, shopping, diverse shops and much more, easy walk to Stampede Park! This spacious corner unit floods with it's endless natural light creating a warm and inviting ambiance, unit offers 2 bedrooms, 2 bathrooms comes with one titled heated underground parking and assigned storage locker. Delicate design with good sized Living Room, functional open kitchen, in-suite laundry, and a dining area equipped with a built-in desk, enjoy the Calgary Tower, Saddledome and the picturesque downtown views from your own north facing Living room and private balcony. Enjoy a peaceful morning coffee or an informal barbeque in your own glass railing balcony. Gourmet kitchen that combines stylish design with every modern convenience featuring granite countertops, stainless steel appliances. The Nuera building's residents can enjoy a range of amenities, includes a well-equipped fitness centre, a garden terrace, visitor parking and bicycle storage. Plus a staffed reception desk with 24 hour security (no more missing packages!), This unbeatable location is just steps from restaurants, shopping, transit and is handily across the street from the Stampede Grounds.</b>
Inclusions:	<b>N/A</b>
Property Listed By:	<b>Grand Realty</b>

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













