



THE A-TEAM

RE/MAX FIRST

211 13 Avenue #2502, Calgary T2G 1E1

MLS #: A2163055 Area: Beltline Listing: 09/05/24 List Price: \$499,900
Status: Active County: Calgary Change: None Association: Fort McMurray



General Information

Prop Type: Residential
Sub Type: Apartment
City/Town: Calgary
Year Built: 2014

Lot Information

Lot Sz Ar:
Lot Shape:

Access:

Lot Feat:
Park Feat: Parkade, Underground

Finished Floor Area

Abv Sqft: 898
Low Sqft:
Ttl Sqft: 898

DOM

13
Layout
Beds: 2 (2)
Baths: 2.0 (2 0)
Style: Apartment

Parking

Ttl Park: 1
Garage Sz: 1

Utilities and Features

Roof:
Heating: Central
Sewer:
Ext Feat: Balcony, BBQ gas line

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

Kitchen Appl: Dishwasher, Electric Oven, Microwave Hood Fan, Washer/Dryer, Window Coverings
Int Feat: Closet Organizers, Granite Counters, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan
Utilities:

Room Information

Table with 6 columns: Room, Level, Dimensions, Room, Level, Dimensions. Rows include Bedroom - Primary, Dining Room, 4pc Ensuite bath, and Kitchen.

Legal/Tax/Financial

Condo Fee: \$641 Title: Fee Simple Zoning: DC (pre 1P2007)

Fee Freq:
Monthly

Legal Desc: **1012992**

Remarks

Pub Rmks: **Welcome to Unit 2502 at Nuera, a sophisticated 25th-floor residence in Victoria Park with breathtaking panoramic views. This corner unit features two bedrooms and two bathrooms, highlighted by expansive floor-to-ceiling windows and 9 ft ceilings. The gourmet kitchen boasts custom cabinetry, quartz countertops, and high-end stainless-steel appliances, with a large island that opens seamlessly into the living and dining areas—perfect for everyday living and entertaining. The primary bedroom is a serene retreat with a walk-in closet and a luxurious ensuite bathroom featuring a soaking tub. The second bedroom, on the opposite side of the unit, offers stunning city views and is conveniently close to a 3-piece bathroom. Additional amenities include in-suite laundry, secure underground parking, guest parking, a dedicated storage locker, bike storage, and a modern fitness center. With 24-hour concierge service and a prime location near 17th Ave, Sunterra Market, and the LRT station, this unit provides both luxury and convenience in the heart of Calgary.**

Inclusions: **N/A**
Property Listed By: **Paramount Real Estate Corporation**

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