

211 13 Avenue #1507, Calgary T2G 1E1

MLS® #: **A2165331** Area: **Beltline** Listing Date: **09/16/24** List Price: **\$494,500**
 Status: **Active** County: **Calgary** Change: **None** 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: **919**
 Low Sqft:
 Ttl Sqft: **919**

DOM
3
Layout
 Beds: **2 (2)**
 Baths: **2.0 (2 0)**
 Style: **High-Rise (5+)**
Parking
 Ttl Park: **1**
 Garage Sz:

Access:
 Lot Feat:
 Park Feat: **Titled, Underground**

Utilities and Features

Roof:
 Heating: **Central**
 Sewer:
 Ext Feat: **Balcony**
 Construction: **Brick, Concrete, Stone**
 Flooring: **Carpet, Ceramic Tile**
 Water Source:
 Fnd/Bsmt:
 Kitchen Appl: **Dishwasher, Electric Stove, Microwave, Washer/Dryer**
 Int Feat: **Granite Counters, Kitchen Island, No Animal Home, No Smoking Home**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
3pc Bathroom	Main	5`6" x 8`4"	3pc Ensuite bath	Main	10`7" x 5`6"
Bedroom	Main	10`4" x 10`11"	Dining Room	Main	13`0" x 7`1"
Foyer	Main	8`9" x 8`11"	Kitchen	Main	13`0" x 10`4"
Living Room	Main	10`9" x 13`2"	Laundry	Main	3`4" x 4`4"
Bedroom - Primary	Main	10`8" x 12`10"	Walk-In Closet	Main	8`5" x 5`4"

Legal/Tax/Financial

Condo Fee: Title: Zoning:

\$641

Fee Simple

DC (pre 1P2007)

Fee Freq:

Monthly

Legal Desc: 1012992

Remarks

Pub Rmks: **Your New Home Awaits at Nuera 1.0 - Stunning Corner Condo with Amazing Views! Step into your dream home with this fantastic corner unit at Nuera 1.0! This bright and beautiful condo is a true gem, offering incredible views of the Saddledome and the home of the new Arena. With its sunny exposure, you'll enjoy natural light streaming in throughout the day. This spacious condo features 2 oversized bedrooms and 2 full bathrooms, giving you plenty of room to relax and entertain. The massive kitchen island is a standout feature - whether you love to cook or just enjoy hosting friends and family, this kitchen is perfect for you. The open living room is large and welcoming, making it easy to entertain guests or enjoy a cozy night in. Step outside to your private patio, a perfect spot for some fresh air and peaceful moments. Plus, this unit comes with built-in laundry facilities, a titled parking spot, and a titled storage unit - everything you need for a convenient and comfortable lifestyle. And let's not forget the building's incredible gym - it's one of the best in downtown Calgary! Whether you're a fitness enthusiast or just like to get a bit of cardio in, you'll love having such a top-notch facility right at your doorstep. Don't wait too long - homes like this don't come around often. Schedule a viewing today and see for yourself why this condo at Nuera 1.0 is the perfect place to call home! One of the best perks of picking this unit is that it is being offered as a fully furnished unit.**

Inclusions: **Call Lister**
Property Listed By: **Century 21 Bravo Realty**

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





