



THE
A-TEAM

**RE/MAX
FIRST**

211 13 Avenue #1607, Calgary T2G1E1

MLS® #: **A2168566**

Area: **Beltline**

Listing Date: **09/25/24**

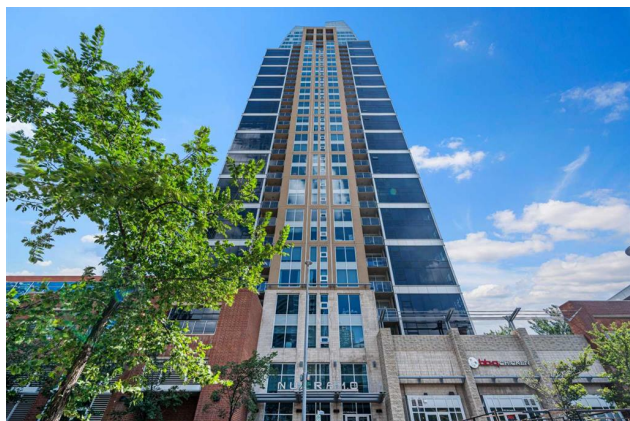
List Price: **\$479,900**

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:

Access:

Lot Feat:

Park Feat:

Finished Floor Area
Abv Sqft: **914**
Low Sqft:
Ttl Sqft: **914**

Underground

DOM

3

Layout

Beds: **2 (2)**
Baths: **2.0 (2 0)**
Style: **Apartment**

Parking

Ttl Park: **1**
Garage Sz:

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,Refrigerator,Washer/Dryer**
Int Feat: **Granite Counters,Kitchen Island,No Smoking Home**
Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Living Room	Main	13`0" x 10`8"	Kitchen	Main	9`4" x 12`11"
Dining Room	Main	8`0" x 12`11"	Bedroom - Primary	Main	12`7" x 10`9"
4pc Ensuite bath	Main		Bedroom	Main	13`2" x 10`3"
3pc Bathroom	Main				

Legal/Tax/Financial

Condo Fee:
\$640

Title:
Fee Simple

Zoning:
DC

Fee Freq:
Monthly

Legal Desc: **1012992**

Remarks

Pub Rmks: **Welcome to Neura, a beautifully maintained, pet-friendly condo building perfectly situated in the heart of Beltline Calgary, one of the city's most vibrant and sought-after communities. This spacious and well-designed unit offers a living experience that combines comfort, style, and convenience, making it an ideal choice for anyone looking to enjoy the best of urban living. As you step into this stunning condo, you're immediately greeted by an open-concept floor plan that effortlessly blends form and function. The expansive living area is bathed in natural light, thanks to a wall of windows that not only brighten the space but also provide breathtaking views of the surrounding cityscape. Whether you're relaxing after a long day or hosting friends and family, this living room is the perfect backdrop for any occasion. The kitchen is a true centerpiece, thoughtfully designed with a large island that features beautiful granite countertops. The island not only offers ample space for meal preparation but also serves as a casual dining area or a spot to enjoy morning coffee. The kitchen is equipped with shimmering stainless steel appliances, ensuring that cooking is a pleasure, whether you're a seasoned chef or just starting out. The layout of the kitchen allows for easy interaction with guests, making it the heart of your home. Adjacent to the kitchen, the dining area provides an elegant space for more formal meals. Its proximity to the living area makes entertaining seamless, allowing for a natural flow between spaces. From the dining room, sliding doors open onto an oversized balcony. This bright, naturally lit space is perfect for plant enthusiasts and those who appreciate a serene outdoor retreat right at home. The condo features two spacious bedrooms, each offering a tranquil escape from the bustle of city life. The primary bedroom is a luxurious retreat, complete with a private ensuite bathroom and a large walk-in closet that offers plenty of storage space. The second bedroom is equally generous in size, ideal for guests, a home office, or a personal gym. Both bedrooms are designed to provide comfort and privacy, making them perfect sanctuaries for rest and relaxation. In addition to the thoughtful design and layout, this unit also includes in-suite laundry, adding to the convenience and ease of living. The building's location is truly unbeatable, offering close proximity to a wide range of amenities. Just steps away, you'll find Sunterra Market, perfect for picking up fresh groceries and gourmet treats. The nearby LRT Station provides quick and easy access to the rest of Calgary, while the Stampede Grounds and The Saddle dome are within walking distance, offering endless entertainment options. For those who love the outdoors, the Elbow River and its scenic pathways are just a short stroll away, providing the perfect setting for a morning jog or an evening walk. **UNIT COMES WITH TITLED UNDERGROUND PARKING AND ASSIGNED STORAGE!!****

Inclusions: **N/A**
Property Listed By: **RE/MAX Real Estate (Central)**

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

