



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**211 13 Avenue #2607, Calgary T2G 1E1**

MLS® #: **A2185734**

Area: **Beltline**

Listing Date: **01/08/25**

List Price: **\$485,900**

Status: **Active**

County: **Calgary**

Change: **-\$14k, 26-Feb**

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: **890**  
Low Sqft:  
Ttl Sqft: **890**

DOM

**99**

Layout

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

Parking

Ttl Park: **1**  
Garage Sz:

Access:

Lot Feat:

Park Feat: **Heated Garage,Titled,Underground**

Utilities and Features

Roof:  
Heating: **Forced Air,Natural Gas**  
Sewer:  
Ext Feat: **Balcony**

Construction: **Brick,Concrete,Metal Siding ,Stone,Stucco**  
Flooring: **Carpet,Tile**  
Water Source:  
Fnd/Bsmt:

Kitchen Appl: **Dishwasher,Electric Stove,Microwave,Refrigerator,Washer/Dryer,Window Coverings**  
Int Feat: **High Ceilings**  
Utilities:

Room Information

Room	Level	Dimensions
<b>Kitchen</b>	<b>Main</b>	<b>14`2" x 9`3"</b>
<b>Bedroom - Primary</b>	<b>Main</b>	<b>12`2" x 10`8"</b>
<b>4pc Ensuite bath</b>	<b>Main</b>	<b>10`7" x 5`5"</b>
<b>3pc Bathroom</b>	<b>Main</b>	<b>8`4" x 5`6"</b>
<b>Laundry</b>	<b>Main</b>	<b>7`2" x 3`3"</b>

Room	Level	Dimensions
<b>Dining Room</b>	<b>Main</b>	<b>9`1" x 7`5"</b>
<b>Walk-In Closet</b>	<b>Main</b>	<b>8`5" x 5`4"</b>
<b>Bedroom</b>	<b>Main</b>	<b>13`2" x 10`3"</b>
<b>Foyer</b>	<b>Main</b>	<b>8`11" x 6`0"</b>
<b>Balcony</b>	<b>Main</b>	<b>12`0" x 6`0"</b>

Legal/Tax/Financial

Condo Fee:  
**\$640**

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

Zoning:  
**DC**

Legal Desc: **1012992**

Remarks

Pub Rmks: **Experience elevated living in this stunning 26th-floor east-facing executive condo at NUERA, where breathtaking panoramic views of the Stampede Grounds, city skyline, Scotia Place/future event centre and the new BMO Centre create an unparalleled backdrop. The thoughtfully designed floor plan features floor-to-ceiling windows that flood the space with natural light, open kitchen with island/breakfast bar, spacious living room and dining area that opens to a large balcony perfect for enjoying Stampede fireworks or peaceful sunrises. The two bedrooms include a primary suite with a walk-in closet and en-suite, while the second bedroom is complemented by a three-piece bath. With in-suite laundry, heated underground parking, and a secure building, this condo combines comfort and convenience. Located just steps from downtown and amenities like Sunterra Market, LRT station and the river pathway system. Elevating your urban lifestyle residents of Nuera have access to a comprehensive array of amenities, including a well-equipped gym, a sprawling courtyard, a dedicated security concierge, three elevators, bike storage and titled parking in the heated underground parkade. Check out the video in media link and book your private showing to experience this view for yourself!**

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

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























