



THE
A-TEAM

**RE/MAX
FIRST**

211 13 Avenue #1705, Calgary T2G 1E1

MLS® #: **A2187228**

Area: **Beltline**

Listing Date: **01/13/25**

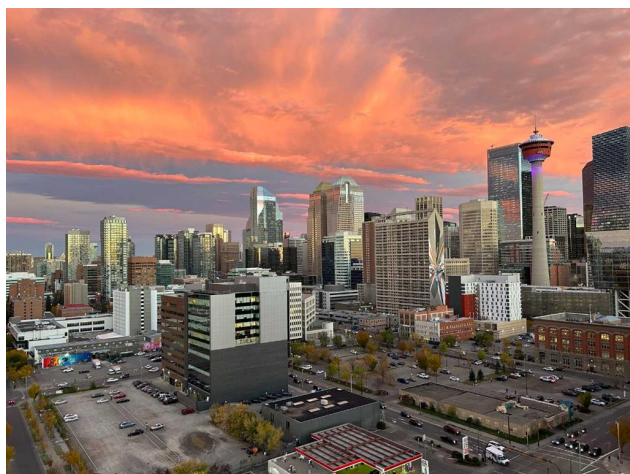
List Price: **\$414,900**

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:

Finished Floor Area

Abv Sqft: **839**
Low Sqft:
Ttl Sqft: **839**

DOM

9
Layout
Beds: **2 (2)**
Baths: **2.0 (2 0)**
Style: **Apartment**

Parking

Ttl Park: **1**
Garage Sz:

Access:

Lot Feat:

Park Feat:

Heated Garage,Underground

Utilities and Features

Roof:
Heating: **Forced Air**
Sewer:
Ext Feat: **Balcony**

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

Kitchen Appl: **Dishwasher,Dryer,Microwave Hood Fan,Refrigerator,Stove(s),Washer,Window Coverings**
Int Feat: **Built-in Features,High Ceilings,Recessed Lighting**
Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Kitchen	Main	16`10" x 12`0"	Dining Room	Main	11`10" x 6`4"
Living Room	Main	12`10" x 10`2"	Foyer	Main	4`4" x 4`4"
Bedroom - Primary	Main	12`8" x 9`8"	Bedroom	Main	10`10" x 9`0"
3pc Bathroom	Main	9`4" x 5`4"	4pc Ensuite bath	Main	8`0" x 5`4"
Laundry	Main	5`8" x 3`2"	Walk-In Closet	Main	8`2" x 6`4"

Legal/Tax/Financial

Condo Fee:
\$583

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
DC

Legal Desc: **1012992**

Remarks

Pub Rmks: ****Stunning North-Facing Downtown Views!** Discover Nuera, an exceptional complex nestled in the vibrant Beltline community. This impressive unit boasts nearly 850 sq ft of well-designed living space, featuring 2 spacious bedrooms and 2 full baths. As you enter, you'll be welcomed by an inviting open-concept layout that seamlessly connects the kitchen, dining area, and living room. The living room opens up to a generous private balcony, perfect for unwinding while soaking in breathtaking, unobstructed city views. The modern kitchen showcases stylish wood cabinetry, a contemporary backsplash, sleek granite countertops, a convenient kitchen island, and high-quality stainless steel appliances. Both bedrooms are generously sized, with large windows framing stunning city vistas. The primary suite includes a walk-through closet with added cabinetry and a luxurious 4-piece ensuite. For added convenience, there's another 4-piece bathroom and in-unit laundry. This unit also features an extra wide titled underground secured parking space and an assigned storage locker. Residents can enjoy a range of amenities, including a fitness center, recreational room, and a welcoming front desk concierge. Experience the best of urban living with trendy shops and restaurants just steps away, as well as nearby schools, parks, playgrounds, and public transportation options. Whether you're looking for a fantastic home or a lucrative investment opportunity, this remarkable property has it all. Schedule your private viewing today!**

Inclusions: **None**
Property Listed By: **CIR Realty**

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

