



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**211 13 Avenue #3205, Calgary T2E 1B8**

MLS®#: **A2187394**

Area: **Beltline**

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

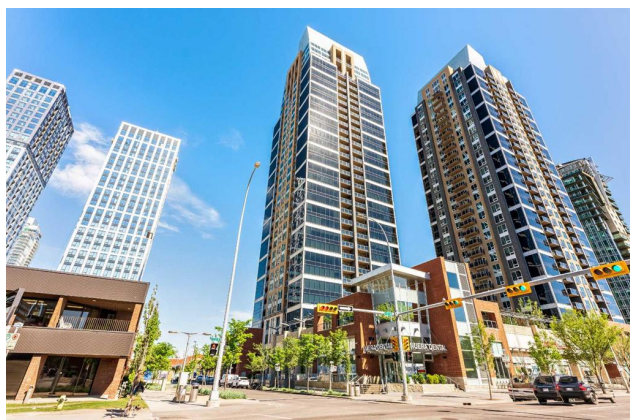
List Price: **\$599,800**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Apartment**  
City/Town: **Calgary**  
Year Built: **2010**

Finished Floor Area

Abv Sqft: **1,302**  
Low Sqft:  
Ttl Sqft: **1,302**

DOM

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

Lot Information

Lot Sz Ar:  
Lot Shape:

Parking

Ttl Park: **2**  
Garage Sz: **2**

Access:

Lot Feat:  
Park Feat: **Common,Owned,Parkade**

Utilities and Features

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

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

Kitchen Appl: **Dishwasher,Gas Range,Microwave,Refrigerator,Washer/Dryer Stacked,Wine Refrigerator**  
Int Feat: **Breakfast Bar,Built-in Features,Double Vanity,Granite Counters,High Ceilings,No Animal Home,No Smoking Home,Recreation Facilities,Soaking Tub,Walk-In Closet(s)**  
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Dining Room	Main	11`10" x 6`7"	Kitchen	Main	14`1" x 9`4"
Living Room	Main	14`1" x 8`2"	3pc Bathroom	Main	
Entrance	Main		Bedroom - Primary	Second	16`0" x 11`0"
Bedroom	Second	11`7" x 10`3"	5pc Ensuite bath	Second	
Laundry	Second		Balcony	Main	

Legal/Tax/Financial

Condo Fee:

Title:

Zoning:

\$1,018

Fee Simple

DC (pre 1P2007)

Fee Freq:

Monthly

Legal Desc: 1012992

Remarks

Pub Rmks: **Stunning downtown Penthouse. Welcome to your dream home in the heart of Calgary.! This luxurious 2-bedroom, 2-bath penthouse features a unique two-story design that redefines urban living. Revel in the most amazing views of downtown from one side of the unit, sunrises & Stampede days and fireworks from the other side of floor-to-ceiling glass walls and grand high ceilings. This move-in-ready penthouse comes fully furnished, unless you want your own, making it a seamless transition into luxury living. The chef's kitchen is a dream with a Bertazonni gas range from Italy, premium Bosch appliances, custom over-height cabinetry, granite countertops with a glass backsplash, and a wine fridge with the breakfast bar! Luxurious bathrooms showcase granite countertops, Kohler sinks, 10mm glass-enclosed showers, and a jetted soaker tub. Nuera also offers a state of the art fitness facility, 3 elevators, staffed reception, 24 hour security, and a sprawling 15,000 sq ft terrace. With dining, retail, and transit options just steps away, this location offers unparalleled convenience and luxury living at its finest. Open concept kitchen/living space are great for entertaining & will awe your guests with the view. Upstairs, you will find the primary bedroom with plenty of flex space for an office or sitting area and another good sized bedroom. The trendy 18+ Nuera condos have so many features to offer; underground parking, 2 well equipped gyms & outdoor patios. Tons of Visitor parking, in suite laundry, concierge & security. What more can you ask for.**

Inclusions: **furniture if the buyer wants it**

Property Listed By: **First Place Realty**

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



