



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**211 13 Avenue #2901, Calgary T2G 1E1**

MLS® #: **A2190545**      Area: **Beltline**      Listing Date: **01/28/25**      List Price: **\$525,000**  
 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: **983**  
 Low Sqft:  
 Ttl Sqft: **983**

DOM

**44**  
Layout  
 Beds: **2 (2 )**  
 Baths: **2.0 (2 0)**  
 Style: **Apartment**

Parking

Ttl Park: **1**  
 Garage Sz:

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

Utilities and Features

Roof:  
 Heating: **Fan Coil**  
 Sewer:  
 Ext Feat: **Other,Uncovered Courtyard**

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

Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Microwave Hood Fan,Refrigerator,Washer,Window Coverings**  
 Int Feat: **Breakfast Bar,High Ceilings,Jetted Tub,Open Floorplan,Quartz Counters**  
 Utilities:

Room Information

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

Legal/Tax/Financial

Condo Fee: **\$670**      Title: **Fee Simple**      Zoning: **DC**  
 Fee Freq: **Monthly**

Legal Desc: 1012992

Remarks

Pub Rmks: Located way, way up on the 29th floor of NUERA, this sub-penthouse offers sweeping views to the south along with soaring 10ft ceilings to go with floor to ceiling windows. In addition to the magnificent perch, homes on these upper levels are very quiet with only 6 units per floor as well as providing the owner a prime titled parking on P1 with an extra wide stall. Inside the spacious unit you have a very functional and attractive kitchen with updated stainless appliances, loads of granite counter top and storage space in the maple cabinets. Porcelain tile floors adorn the floors and run through the entry, kitchen, bathroom and living areas. Each of the two generous bedrooms enjoy large windows and warmly carpeted floors. The primary suite has a substantial walk-in closet, and an ensuite complete with a separate 10mm glass tiled shower, swirl pool bath and granite counters. The secondary bath also sports a large 10mm glass and tile shower, vessel sink and granite counters. In suite stacked laundry is a must as are the contemporary blinds to darken the windows in the times that is required. Your modest \$670 per month condo fee includes the normal condo necessities plus an amazing owner's gym, outdoor courtyard, a huge bicycle storage area that is second to none (subject to small additional annual fee), daytime concierge service, an assigned storage unit, and a clean, attractive, secured and well-maintained building you can be proud of. The shops and restaurants of the east Beltline, BMO Centre, Saddledome and the rest of Stampede Park are all right there in convenient walking distance with the new 17th Ave entrance. The recently modified and much approved Stampede LRT Station could not be handier. All of this is really an outstanding package and can now be yours. Come and see for yourself today!

Inclusions: n/a  
Property Listed By: Coldwell Banker Home Smart Real Estate

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



2901, 211 13 AVENUE SE  
2018-01-01-2018-01-01-2018-01-01  
MAIN LEVEL (A1) - 982 SQ. FT. 1 81.31 SF  
TOTAL ABOVE GRADE RIBB SIZE - 982 SQ. FT. 1 81.31 SF



















