

211 13 Avenue #1906, Calgary T2G 1E1

MLS® #: **A2190547** Area: **Beltline** Listing Date: **01/28/25** List Price: **\$459,900**
 Status: **Pending** County: **Calgary** Change: **-\$10k, 21-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: **916**
 Low Sqft:
 Ttl Sqft: **916**

DOM

44
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: **Underground**

Utilities and Features

Roof:
 Heating: **Forced Air**
 Sewer:
 Ext Feat: **Balcony,Storage**
 Construction: **Brick,Concrete,Masonite,Stone,Stucco**
 Flooring: **Carpet,Tile**
 Water Source:
 Fnd/Bsmt:
 Kitchen Appl: **Dishwasher,Electric Stove,Microwave Hood Fan,Refrigerator,Washer/Dryer Stacked**
 Int Feat: **Built-in Features,Closet Organizers,Granite Counters,High Ceilings,No Smoking Home,Recessed Lighting**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
3pc Bathroom	Main	18`10" x 27`11"	4pc Ensuite bath	Main	35`0" x 17`9"
Bedroom	Main	34`2" x 43`6"	Bedroom - Primary	Main	35`10" x 41`7"
Living Room	Main	34`2" x 42`11"	Foyer	Main	36`8" x 29`6"

Legal/Tax/Financial

Condo Fee: **\$641** Title: **Fee Simple** Zoning: **DC**
 Fee Freq:

Monthly

Legal Desc: 1012992

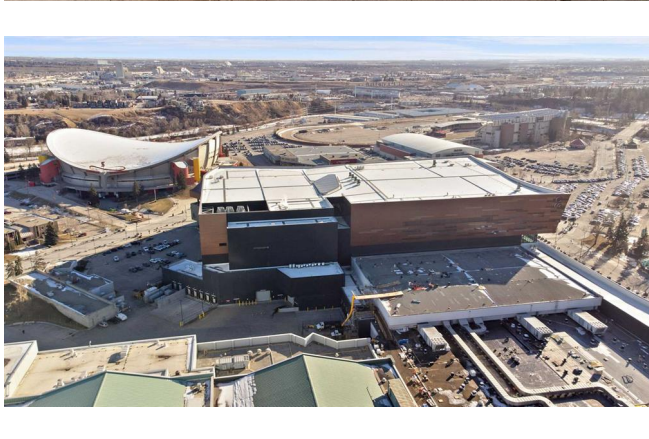
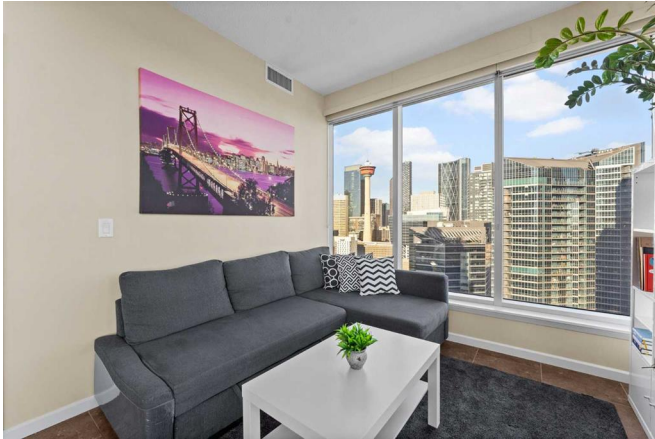
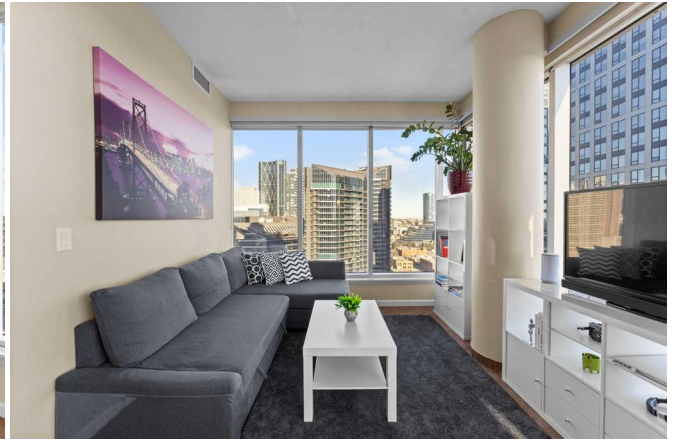
Remarks

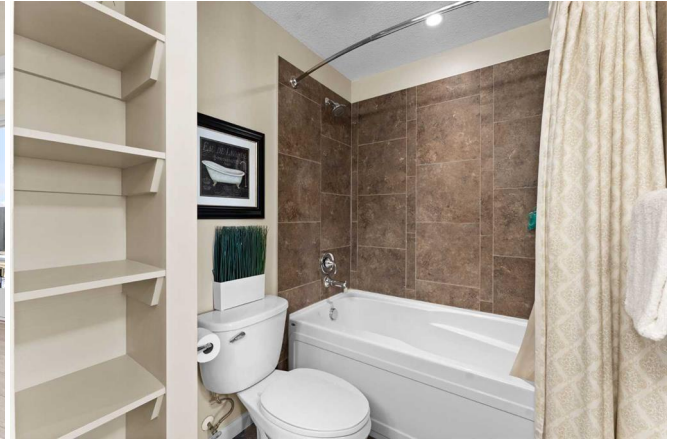
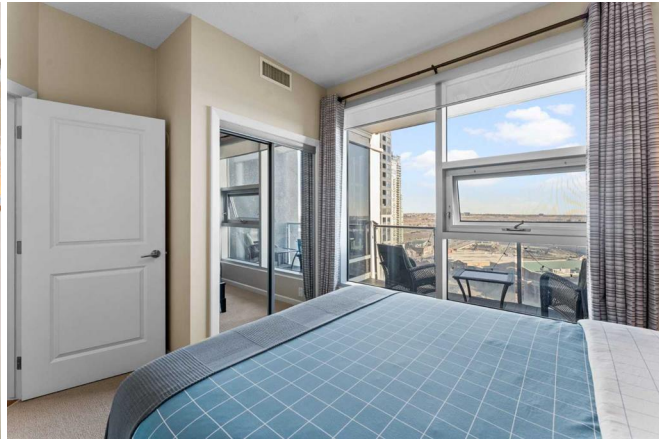
Pub Rmks: **Experience Luxury Living in the Heart of Downtown Calgary! Welcome to your move-in ready urban retreat, a stunning corner unit in the prestigious Nuera Building that perfectly blends modern elegance with convenience. From the moment you step in, you'll be captivated by the breathtaking panoramic views framed by floor-to-ceiling windows, showcasing the city skyline and Stampede Grounds. The sleek, modern kitchen is a culinary masterpiece, featuring quartz countertops, stainless steel appliances, full-height cabinets, and a spacious island that's perfect for entertaining. The primary suite offers comfortable luxury with mesmerizing city views, a walk-thru closet, and a private ensuite that create a serene escape. A second bedroom and full bathroom provide flexibility for guests or a home office, while the private east-facing balcony is an ideal spot for morning coffee or enjoying evening fireworks. Additional features include in-suite laundry, heated underground parking, and a secure storage locker, ensuring both comfort and convenience. Residents also have access to a fully equipped fitness center and a peaceful courtyard. Located in an unbeatable inner-city location, this home is just steps from the Bow River pathways, Stampede Grounds, downtown offices, and the vibrant shops and restaurants of trendy 17th Avenue. Stylish, convenient, and maintenance-free, this exceptional property offers the perfect lifestyle. Schedule your private showing today and make it yours!**

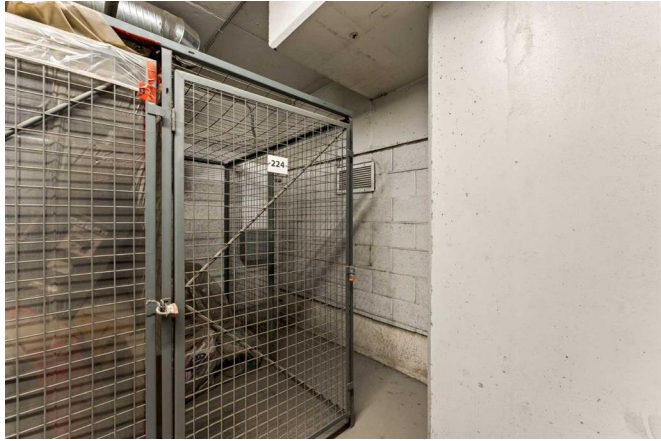
Inclusions: N/A
Property Listed By: Real Broker

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









211 13 Ave SE, Calgary, AB

Main Floor Exterior Area 1007.44 sq ft
Interior Area 916.09 sq ft



PREPARED: 2024/1/27



While regions are excluded from total floor area in GUCDE floor plans, all room dimensions and floor areas must be considered approximate and are subject to independent verification.