

## 1307, 211 13 Avenue SE Calgary, Alberta

## MLS # A2216900



## \$429,900

Division:	Beltline				
Туре:	Residential/High Rise (5+ stories)				
Style:	Apartment-Single Level Unit				
Size:	913 sq.ft.	Age:	2010 (15 yrs old)		
Beds:	2	Baths:	2		
Garage:	Heated Garage, Titled, Underground				
Lot Size:	0.00 Acre				
Lot Feat:	-				
	Water:	-			
	Sewer:	-			
	Condo Fee:	\$ 641			
	LLD:	-			
	Zoning:	DC			

Heating:	Fan Coil, Natural Gas	Water:	-		
Floors:	Carpet, Ceramic Tile	Sewer:	-		
Roof:	-	Condo Fee:	\$ 641		
Basement:	-	LLD:	-		
Exterior:	Brick, Concrete, Metal Siding , Stone	Zoning:	DC		
Foundation:	Poured Concrete	Utilities:	-		
Features:	Breakfast Bar, Granite Counters, Kitchen Island, Soaking Tub				

Inclusions: n/a

Modern & urban, Nuera offers you all the convenience your busy lifestyle demands. With on-site security/concierge, bike storage room, fitness facility with yoga studio & an owners lounge, let Nuera take you to new heights! This immaculate, SE CORNER suite offers a split bedroom floor plan, perfect for a roommate or for when guests are over, tons of natural daylight, 2 bdrms & 2 full baths, beautiful kitchen with dark mocha cabinets, stainless steel appliances, granite counters and huge centre island, east facing balcony (can't wait for the Stampede fireworks this July!), master bedroom with walk-through closets and ensuite bath, second bedroom & bath, insuite laundry and a HUGE 15' wide titled underground parking stall. Don't forget the central air conditioning, granite counters in the baths, assigned storage locker, 18+ adult building, central location 1 block to the LRT, close to downtown, entertainment venues, great restaurants, Sunterra Market, shops & boutiques - all yours to discover. Call today for your viewing!