

707, 211 13 Avenue SE  
Calgary, Alberta

MLS # A2204908



**\$409,000**

|                  |                                    |               |                   |
|------------------|------------------------------------|---------------|-------------------|
| <b>Division:</b> | Beltline                           |               |                   |
| <b>Type:</b>     | Residential/High Rise (5+ stories) |               |                   |
| <b>Style:</b>    | Apartment-Single Level Unit        |               |                   |
| <b>Size:</b>     | 924 sq.ft.                         | <b>Age:</b>   | 2010 (15 yrs old) |
| <b>Beds:</b>     | 2                                  | <b>Baths:</b> | 2                 |
| <b>Garage:</b>   | Assigned, Underground              |               |                   |
| <b>Lot Size:</b> | -                                  |               |                   |
| <b>Lot Feat:</b> | -                                  |               |                   |

|                    |                         |                   |        |
|--------------------|-------------------------|-------------------|--------|
| <b>Heating:</b>    | Central, Forced Air     | <b>Water:</b>     | -      |
| <b>Floors:</b>     | Ceramic Tile, Vinyl     | <b>Sewer:</b>     | -      |
| <b>Roof:</b>       | -                       | <b>Condo Fee:</b> | \$ 641 |
| <b>Basement:</b>   | -                       | <b>LLD:</b>       | -      |
| <b>Exterior:</b>   | Concrete, Stone, Stucco | <b>Zoning:</b>    | DC     |
| <b>Foundation:</b> | -                       | <b>Utilities:</b> | -      |
| <b>Features:</b>   | Kitchen Island          |                   |        |

**Inclusions:** 2 beds, tv, nightstands, couch, dining table.

Step into this beautifully maintained 2-bedroom, 2-bathroom condo featuring stunning views of Downtown, the Stampede Grounds, and convenient access to 17 Ave, the Bow River, and transit. The thoughtful layout includes two spacious bedrooms, two full bathrooms, a modern kitchen, and a bright, open-concept living room that flows out to a balcony with beautiful views and plenty of natural light. This condo comes fully furnished, with all furniture and fixtures included for your convenience. The Nuera building offers a range of top-tier amenities, including a staffed reception desk, security, elevators, a fully equipped fitness center, visitor parking, and bike storage. Ideally located just steps from dining, shopping, transit, and directly across from the Stampede Grounds, this property offers the perfect mix of style and convenience. Contact your favorite Realtor to schedule a private showing today!