



**DJ Golden**  
**REAL ESTATE**

**780-897-4003**  
dj@djgolden.com

**1307, 211 13 Avenue SE**  
**Calgary, Alberta**

**MLS # A2216900**



**\$429,900**

<b>Division:</b>	Beltline		
<b>Type:</b>	Residential/High Rise (5+ stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	913 sq.ft.	<b>Age:</b>	2010 (15 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Heated Garage, Titled, Underground		
<b>Lot Size:</b>	0.00 Acre		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Fan Coil, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 641
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Concrete, Metal Siding , Stone	<b>Zoning:</b>	DC
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	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!