

**907, 211 13 Avenue SE**  
**Calgary, Alberta**

**MLS # A2219466**



**\$415,000**

|                  |                                    |               |                   |
|------------------|------------------------------------|---------------|-------------------|
| <b>Division:</b> | Beltline                           |               |                   |
| <b>Type:</b>     | Residential/High Rise (5+ stories) |               |                   |
| <b>Style:</b>    | Apartment-Single Level Unit        |               |                   |
| <b>Size:</b>     | 905 sq.ft.                         | <b>Age:</b>   | 2011 (14 yrs old) |
| <b>Beds:</b>     | 2                                  | <b>Baths:</b> | 2                 |
| <b>Garage:</b>   | Heated Garage, Titled, Underground |               |                   |
| <b>Lot Size:</b> | -                                  |               |                   |
| <b>Lot Feat:</b> | -                                  |               |                   |

|                    |   |                   |        |
|--------------------|---|-------------------|--------|
| <b>Heating:</b>    | Forced Air  | <b>Water:</b>     | -      |
| <b>Floors:</b>     | Carpet, Tile  | <b>Sewer:</b>     | -      |
| <b>Roof:</b>       | -   | <b>Condo Fee:</b> | \$ 641 |
| <b>Basement:</b>   | -   | <b>LLD:</b>       | -      |
| <b>Exterior:</b>   | Mixed   | <b>Zoning:</b>    | DC     |
| <b>Foundation:</b> | Combination   | <b>Utilities:</b> | -      |
| <b>Features:</b>   | Kitchen Island, No Smoking Home, Open Floorplan, Stone Counters, Storage, Walk-In Closet(s) |                   |        |

**Inclusions:** none

Welcome to Nuera 1.0 a modern adult only high rise in the heart of the Beltline just steps away from restaurants, bars, entertainment & the downtown core. This 2 bedroom 2 bathroom unit is located on the 9th floor with expansive views of the surrounding area including the famous Stampede Park. This spacious unit offers an open floor plan that includes a dining space, kitchen, living room, two bedrooms, and two full bathrooms. The kitchen offers SS appliances, stone countertops, and ample cabinet space. The unit has floor to ceiling windows, a large balcony, in-suite laundry, and 9&rsquo; ceilings. Also included with the unit is Titled heated underground parking with an end stall that is extra wide, and an additional storage space. The building also offers guest parking, bike storage, and a large fitness room. This unit has been well maintained and shows like new. Book your showing today!