

**1802, 211 13 Avenue SE**  
**Calgary, Alberta**

**MLS # A2258879**



**\$449,900**

|                  |                                    |               |                   |
|------------------|------------------------------------|---------------|-------------------|
| <b>Division:</b> | Beltline                           |               |                   |
| <b>Type:</b>     | Residential/High Rise (5+ stories) |               |                   |
| <b>Style:</b>    | Apartment-Single Level Unit        |               |                   |
| <b>Size:</b>     | 892 sq.ft.                         | <b>Age:</b>   | 2010 (15 yrs old) |
| <b>Beds:</b>     | 2                                  | <b>Baths:</b> | 2                 |
| <b>Garage:</b>   | Parkade, 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>   | Concrete                                                                  | <b>Zoning:</b>    | DC (pre 1P2007) |
| <b>Foundation:</b> | -                                                                         | <b>Utilities:</b> | -               |
| <b>Features:</b>   | Granite Counters, Open Floorplan, See Remarks, Storage, Walk-In Closet(s) |                   |                 |

**Inclusions:** All furniture in unit if wanted

On the 18th floor, perched high above the city in the sought-after Nuera building, this upscale 2-bedroom, 2-bathroom adult-only residence offers unobstructed panoramic views of the downtown skyline and distant mountains—a stunning backdrop both day and night. Step inside and be captivated by the floor-to-ceiling windows that flood the space with natural light and frame the spectacular scenery from every angle day and night. The open-concept layout features a modern kitchen with granite countertops, upgraded cabinetry, perfect for entertaining or enjoying quiet evenings at home. The spacious primary bedroom also boasts floor to ceiling windows, a generous walk-in closet, and a stylish 4-piece ensuite. A second well-appointed bedroom and full bathroom offer flexibility for guests, a home office, or a roommate setup. Located just steps from Stampede Park and the new entertainment district, Nuera offers unmatched access to downtown amenities, dining, transit, and events. Building features include a large fitness centre, residents’ lounge, outdoor terrace, secure underground parking, and concierge service, all designed for comfort, convenience, and lifestyle. Don’t miss this incredible opportunity to own in one of Calgary’s premier high-rises. Call today to book your private showing!