



GRASSROOTS
REALTY GROUP

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606, 211 13 Avenue SE
Calgary, Alberta

MLS # A2228149



\$405,000

Division:	Beltline		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	896 sq.ft.	Age:	2010 (15 yrs old)
Beds:	2	Baths:	2
Garage:	Parkade, Stall, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Central	Water:	-
Floors:	Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	-	Condo Fee:	\$ 641
Basement:	-	LLD:	-
Exterior:	Concrete, Stone, Stucco	Zoning:	DC (pre 1P2007)
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Granite Counters, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan		

Inclusions: N/A

Welcome to Unit 606 at Nuera, a bright CORNER UNIT with 2 BEDROOMS, 2 FULL BATHROOMS, and FLOOR-TO-CEILING WINDOWS that fill the space with NATURAL LIGHT. With HIGH CEILINGS and CITY VIEWS from the 6th floor, the home feels open and airy. The kitchen offers GRANITE COUNTERTOPS, a LARGE ISLAND with seating, UPGRADED APPLIANCES, and plenty of CABINET and COUNTER SPACE. The DINING AREA flows off the kitchen and connects to your PRIVATE BALCONY, perfect for coffee or evening views. Bedrooms are on opposite sides of the unit for added privacy. The PRIMARY SUITE features a WALK-THROUGH CLOSET and PRIVATE ENSUITE with a walk-in shower. The second bedroom sits near the second full bath, making it ideal for guests, roommates, or a home office. You'll also find FULL-SIZED IN-SUITE LAUNDRY and AIR CONDITIONING for year-round comfort. Extras include TITLED UNDERGROUND PARKING and an ASSIGNED STORAGE LOCKER. Nuera offers a FITNESS CENTRE, PARTY ROOM, BIKE STORAGE, CONCIERGE, SECURED ENTRY, and VISITOR PARKING. The building is ADULT-ONLY, PET-FRIENDLY, and PROFESSIONALLY MANAGED. All of this is just steps from the BOW RIVER PATHWAYS, STAMPEDE GROUNDS, LRT, 17TH AVENUE, and DOWNTOWN CALGARY. WELL PRICED at \$400,000, this unit offers great value, light, and location in the heart of the city.