



GRASSROOTS
REALTY GROUP

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2906, 211 13 Avenue SE
Calgary, Alberta

MLS # A2244472



\$399,900

Division:	Beltline		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	804 sq.ft.	Age:	2010 (15 yrs old)
Beds:	1	Baths:	1
Garage:	Electric Gate, Parkade, Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl	Sewer:	-
Roof:	Asphalt/Gravel	Condo Fee:	\$ 583
Basement:	-	LLD:	-
Exterior:	Glass, Stone, Stucco	Zoning:	DC (pre 1P2007)
Foundation:	Poured Concrete	Utilities:	-
Features:	Granite Counters, High Ceilings, Kitchen Island, Open Floorplan		

Inclusions: None

29th-floor, breathtaking views of downtown, and the Stampede Grounds. Situated in the desirable Nuera building, this unit is flooded with natural light from its floor-to-ceiling windows. It is a stylish open-plan one-bedroom, one-bathroom condo boasting a range of upgrades and updates. Enjoy air conditioning, gorgeous luxury vinyl plank flooring, upgraded carpet, flawless paint, and 9-foot ceilings. In-suite laundry, a titled heated underground parking stall, and a storage locker. The spacious open kitchen is stylish and functional, featuring ample cabinets, granite countertops, and upgraded stainless steel appliances. The layout is perfect for entertaining, with a large living room off the kitchen and direct access to a large balcony. There's also a second living room that can be used as an office or a large dining room if needed. The oversized bedroom has dual closets and another balcony, ideal for enjoying your morning coffee. The Nuera building comes with a front desk with security, a fully equipped gym, and an outdoor courtyard. It's conveniently located near all amenities, including top restaurants, shopping, river pathways, and easy access to the LRT.