



**2206, 211 13 Avenue SE**  
**Calgary, Alberta**

**MLS # A2269144**



**\$464,900**

<b>Division:</b>	Beltline		
<b>Type:</b>	Residential/High Rise (5+ stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	897 sq.ft.	<b>Age:</b>	2010 (16 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Secured, Stall, Titled, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Electric, Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 641
<b>Basement:</b>	None	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete	<b>Zoning:</b>	DC (pre 1P2007)
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Closet Organizers, Granite Counters, High Ceilings, Kitchen Island, Open Floorplan, Soaking Tub, Walk-In Closet(s)		

**Inclusions:** Call Seller Directly

Click brochure link for more details. Experience the best of downtown living in this bright and stylish 22nd-floor corner unit at NuEra. With floor-to-ceiling windows and 9-foot ceilings, this home is filled with natural light and offers panoramic views that stretch for miles &mdash; including a front-row seat to the Stampede Grandstand show and fireworks, right from your bed! The open-concept kitchen is perfect for both everyday living and entertaining, featuring custom cabinetry, granite countertops, stainless steel appliances, and a large island that flows effortlessly into the living and dining spaces. The primary bedroom is a private retreat with a walk-in closet and a spa-inspired ensuite complete with a soaking tub. The second bedroom is located on the opposite side of the unit for added privacy and enjoys its own spectacular views with easy access to a modern 3-piece bathroom. Additional features include in-suite laundry, secure underground parking, a storage locker, designated bike storage, and visitor parking. Residents also enjoy access to premium building amenities, including a fully equipped fitness centre and professional concierge service. Located in the heart of Calgary's vibrant Victoria Park, you're just steps from 17th Avenue, the C-Train, Sunterra Market, and some of the city's best dining, shopping, and entertainment. This is luxury urban living at its finest &mdash; a rare opportunity to own a spectacular home with unmatched views and convenience.