



2206, 211 13 Avenue SE  
Calgary, Alberta

MLS # A2269144



**\$469,900**

**Division:** Beltline

**Type:** Residential/High Rise (5+ stories)

**Style:** Apartment-Single Level Unit

**Size:** 897 sq.ft. **Age:** 2010 (16 yrs old)

**Beds:** 2 **Baths:** 2

**Garage:** Secured, Stall, Titled, Underground

**Lot Size:** -

**Lot Feat:** -

**Water:** -

**Sewer:** -

**Condo Fee:** \$ 641

**LLD:** -

**Zoning:** DC (pre 1P2007)

**Utilities:** -

**Heating:** Electric, Forced Air **Floors:** Carpet, Ceramic Tile **Roof:** - **Basement:** None **Exterior:** Concrete **Foundation:** - **Features:** 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 — 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 — a rare opportunity to own a spectacular home with unmatched views and convenience.