



**2202, 211 13 Avenue SE  
Calgary, Alberta**

**MLS # A2283304**



**\$424,700**

<b>Division:</b>	Beltline		
<b>Type:</b>	Residential/High Rise (5+ stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	901 sq.ft.	<b>Age:</b>	2010 (16 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Parkade, Stall, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Fan Coil	<b>Water:</b>	-
<b>Floors:</b>	Ceramic 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>	-

**Features:** Closet Organizers, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Recessed Lighting, See Remarks, Walk-In Closet(s)

**Inclusions:** N/A

RISING above the city in the striking NUERA building, this exceptional 22nd-floor CORNER residence offers truly BREATHTAKING, UNOBSTRUCTED VIEWS of DOWNTOWN Calgary, the distant ROCKY MOUNTAINS, and Stampede Park. Framed by floor-to-ceiling windows and enhanced by 9-foot ceilings, the condo is flooded with natural light and delivers a SPECTACULAR SKYLINE backdrop&mdash;stunning by day and absolutely MAGICAL at night. Enjoy a front-row seat to the Stampede FIREWORKS, visible right from your bed, along with unforgettable SUNSETS and panoramic cityscapes. The thoughtfully designed OPEN CONCEPT layout is ideal for both everyday living and entertaining. The modern kitchen features custom cabinetry, QUARTZ COUNTERTOPS, STAINLESS STEEL APPLIANCES and a LARGE ISLAND that flows seamlessly into the living and dining areas. The primary bedroom showcases expansive windows, a walk-through closet and a private ensuite. The second bedroom is positioned on the opposite side of the unit for added privacy. It offers SPECTACULAR DOWNTOWN VIEWS and convenient access to a sleek 3-piece bathroom&mdash;perfect for guests, a home office, or a roommate setup. Just PROFESSIONALLY PAINTED. Additional highlights include in-suite laundry, secure UNDERGROUND parking, a storage locker, bike storage, and visitor parking. Residents enjoy premium amenities such as a fully equipped FITNESS CENTRE, residents&rsquo; lounge, OUTDOOR TERRACE and professional CONCEIRGE service. Ideally located in the heart of Victoria Park, just steps from Stampede Park, the new ENTERTAINMENT district, 17th Avenue, the C-Train, Sunterra Market and some of Calgary&rsquo;s best DINNG, shopping, and NIGHTLIFE. This is downtown living at its finest. Embrace this opportunity to

own a high-rise condo with UNMATCHED VIEWS, lifestyle and convenience. This is an opportunity not to be missed &mdash; ideal for those right-sizing, purchasing their first home, or seeking an investment. NEW PRICING.