



**GRASSROOTS**  
REALTY GROUP

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504, 211 13 Avenue SE  
Calgary, Alberta

MLS # A2283680



**\$289,900**

Division:	Beltline		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	574 sq.ft.	Age:	2010 (16 yrs old)
Beds:	1	Baths:	1
Garage:	Stall, Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Tile	Sewer:	-
Roof:	-	Condo Fee:	\$ 408
Basement:	-	LLD:	-
Exterior:	Brick, Concrete, Metal Siding , Stucco	Zoning:	DC
Foundation:	-	Utilities:	-
Features:	Breakfast Bar, Closet Organizers, Granite Counters, No Animal Home, No Smoking Home, Open Floorplan, Storage		

Inclusions: None

1 BEDROOM | 1 BATHROOM | 573 SQ FT | OPEN FLOOR PLAN | FULLY FURNISHED | TITLED UNDERGROUND PARKING | AMENITY RICH BUILDING | Furnishings are available for inclusion in the purchase price. Located in the sought-after Nuera building in the heart of the Beltline, this stylish 1-bedroom, 1-bathroom condo offers 573 sq. ft. of modern living space. This home comes complete with all furniture, including a TV, Dyson vacuum and everything to take the keys and move right in! The open-concept layout features a spacious living area with large windows and an east-facing balcony, perfect for enjoying your morning coffee. The kitchen boasts granite countertops, contemporary cabinetry, a breakfast bar, and stainless steel appliances. The generously sized primary bedroom includes a walk-in closet with custom organizers and large windows allowing in an abundance of natural light. Convenience is key with in-suite laundry, titled underground parking, and an assigned storage locker. Nuera offers top-tier amenities, including a fitness centre, party room, bicycle storage, secured parking, and visitor parking. This adult only, pet-friendly, professionally managed building is just steps from parks, shopping, dining, and Calgary's downtown core. Ideal for first-time buyers or investors—book your showing today!