



**2704, 211 13 Avenue SE  
Calgary, Alberta**

**MLS # A2288158**



**\$299,800**

<b>Division:</b>	Beltline		
<b>Type:</b>	Residential/High Rise (5+ stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	589 sq.ft.	<b>Age:</b>	2010 (16 yrs old)
<b>Beds:</b>	1	<b>Baths:</b>	1
<b>Garage:</b>	Enclosed, Heated Garage, Parkade, Titled, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Fan Coil, Natural Gas	<b>Water:</b>	Public
<b>Floors:</b>	Carpet, Tile	<b>Sewer:</b>	Public Sewer
<b>Roof:</b>	Tar/Gravel	<b>Condo Fee:</b>	\$ 408
<b>Basement:</b>	None	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Concrete, Metal Siding	<b>Zoning:</b>	DC (pre 1P2007)
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	Electricity Connected, Sewer Connected, Water Connected
<b>Features:</b>	Built-in Features, No Animal Home, No Smoking Home, Open Floorplan		

**Inclusions:** N/A

Spectacular Downtown Skyline Views from the 27th Floor! Welcome to this stylish 1-bedroom, 1-bathroom condo offering 589 sq. ft. of modern living space in the desirable Nuera building. Perched on the 27th floor, this home showcases breathtaking 180-degree downtown skyline views, including the Calgary Tower, through stunning floor-to-ceiling windows. The open-concept layout is bright and functional, seamlessly connecting the living and dining areas. The contemporary kitchen features mocha-stained maple cabinetry, mosaic tile backsplash, under-cabinet lighting, and built-in dining table that doubles as a workspace. Step onto your private balcony to enjoy the vibrant city views, or wake up to the skyline from the spacious primary bedroom. Additional highlights include in-suite laundry, a storage locker, and a titled heated underground parking stall. Nuera offers a fully equipped fitness centre and smart HVAC air circulation technology. Ideally located steps from downtown, the BMO Centre, LRT, and the shops and restaurants of 17th Avenue, this home delivers the ultimate inner-city lifestyle.