705, 211 13 Avenue SE
Calgary, Alberta

MLS # A2294656

$389,900

Division:	Beltline
Type:	Residential/High Rise (5+ stories)
Style:	Apartment-Single Level Unit

Size:	857 sq.ft.	**Age:**	2011 (15 yrs old)
Beds:	2	**Baths:**	2

Garage:	Parkade, Stall, Underground
Lot Size:	-
Lot Feat:	-

Heating:	Forced Air	**Water:**	-
Floors:	Carpet, Ceramic Tile	**Sewer:**	-
Roof:	-	**Condo Fee:**	$ 583
Basement:	-	**LLD:**	-
Exterior:	Brick, Concrete, Metal Siding , Stone	**Zoning:**	DC (pre 1P2007)
Foundation:	-	**Utilities:**	-
Features:	No Animal Home, No Smoking Home		

Inclusions:	N/A

Welcome to Nuera—ideally located near shopping, dining, entertainment, and the vibrant boutiques and restaurants of Victoria Park. This contemporary residence features a spacious, open-concept floor plan, thoughtfully designed with modern finishes and a refined color palette throughout. The unit offers 9-foot ceilings, ceramic tile flooring, floor-to-ceiling windows, and central air conditioning. It includes two well-appointed bedrooms, an open kitchen, a formal dining area, and a convenient built-in desk—perfect for a home office. The bright and expansive living room features French doors leading to a private balcony. Additional highlights include a 3-piece main bathroom, a 4-piece ensuite, in-suite laundry, and a Titled heated underground parking stall. The primary bedroom is filled with natural light and showcases floor-to-ceiling windows, a walk-through closet, and a private 4-piece ensuite. Enjoy sweeping downtown views from this exceptional home. This well-maintained concrete building offers excellent security and concierge service, impressive fitness centre, a rooftop patio, and is ideally situated just steps from the Stampede Grounds, MNP Sports Centre, Sunterra Market, H-Mart, coffee shops, and the C-Train. A truly outstanding opportunity for refined urban living!