



GRASSROOTS
REALTY GROUP

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2205, 211 13 Avenue SE
Calgary, Alberta

MLS # A2124158



\$448,000

Division:	Beltline		
Type:	Residential/High Rise (5+ stories)		
Style:	High-Rise (5+)		
Size:	848 sq.ft.	Age:	2010 (14 yrs old)
Beds:	2	Baths:	2
Garage:	Garage Door Opener, Heated Garage, Titled, Underground		
Lot Size:	-		
Lot Feat:	Low Maintenance Landscape, Street Lighting, Rectangular Lot		

Heating:	Fan Coil, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile	Sewer:	-
Roof:	-	Condo Fee:	\$ 580
Basement:	-	LLD:	-
Exterior:	Brick, Concrete	Zoning:	DC
Foundation:	-	Utilities:	-
Features:	Breakfast Bar, Granite Counters, Kitchen Island, No Animal Home, No Smoking Home, Pantry, Recessed Lighting		

Inclusions: N/A

Maintenance-free, urban living in the heart of Calgary Beltline. Located just steps away from vibrant 17th Ave, with nightlife, shopping, diverse shops and much more, easy walk to Stampede Park! This spacious corner unit floods with it’s endless natural light creating a warm and inviting ambiance, unit offers 2 bedrooms, 2 bathrooms comes with one titled heated underground parking and assigned storage locker. Delicate design with good sized Living Room, functional open kitchen, in-suite laundry, and a dining area equipped with a built-in desk, enjoy the Calgary Tower, Saddledome and the picturesque downtown views from your own north facing Living room and private balcony. Enjoy a peaceful morning coffee or an informal barbeque in your own glass railing balcony. Gourmet kitchen that combines stylish design with every modern convenience featuring granite countertops, stainless steel appliances. The Nuera building’s residents can enjoy a range of amenities, includes a well-equipped fitness centre, a garden terrace, visitor parking and bicycle storage. Plus a staffed reception desk with 24 hour security (no more missing packages!), This unbeatable location is just steps from restaurants, shopping, transit and is handily across the street from the Stampede Grounds.