



1505, 211 13 Avenue SE
Calgary, Alberta

MLS # A2136774



\$438,900

Division:	Beltline		
Type:	Residential/High Rise (5+ stories)		
Style:	High-Rise (5+)		
Size:	830 sq.ft.	Age:	2010 (14 yrs old)
Beds:	2	Baths:	2
Garage:	Parkade		
Lot Size:	-		
Lot Feat:	-		

Heating:	Fan Coil	Water:	-
Floors:	Tile, Vinyl Plank	Sewer:	-
Roof:	-	Condo Fee:	\$ 582
Basement:	None	LLD:	-
Exterior:	Brick, See Remarks	Zoning:	DC (pre 1P2007)
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Closet Organizers		

Inclusions: Garburator, TV Mount

Welcome to this stunning ADULT ONLY apartment nestled within the Nuera building, situated in the vibrant heart of the Beltline, with 2 bedrooms and 2 bathrooms, this residence promises a blend of contemporary living and urban convenience. Walking in, you'll be greeted by an inviting open floor plan seamlessly integrating the living room and kitchen, creating an ideal space for both relaxation and entertaining. The kitchen showcases upgraded cabinets that extend to the ceiling, sleek stainless steel appliances complemented by quartz countertops, offering both style and functionality for culinary endeavors. A charming feature of the living area is the upgraded Italian porcelain tile and a built-in desk, providing an ideal workspace for those who work from home or desire a dedicated study area. Flanking the living space are two generously sized bedrooms, each offering its own unique appeal. The primary bedroom presents a tranquil retreat, complete with a spacious double sided walk-in closet featuring upgraded wooden shelves and a luxurious 4-piece ensuite bathroom, ensuring privacy and comfort. Meanwhile, the second bedroom, untouched and pristine, conveniently adjacent to the 3-piece guest bathroom. Step outside onto the balcony for breathtaking city views that captivate both day and night, offering a serene backdrop for relaxation. Heading down to the underground parkade, you'll find the designated parking spot for the unit, along with a convenient storage locker with ample space for belongings. Residents of the Nuera building enjoy access to an array of amenities, including a fitness center, on site security and a concierge, fostering a lifestyle of leisure and wellness. Nestled within the Beltline area, this residence places you in close proximity to an abundance of shopping, dining, and entertainment options, as well as the convenience of Victoria Park

and the Stampede, ensuring everything is within reach. Don't miss the opportunity to experience the epitome of urban living. Schedule a viewing today and make this stunning unit your own. ****New dishwasher and microwave as of 2022****