



**1706, 211 13 Avenue SE  
Calgary, Alberta**

**MLS # A2137718**



**\$460,000**

<b>Division:</b>	Beltline		
<b>Type:</b>	Residential/High Rise (5+ stories)		
<b>Style:</b>	Apartment		
<b>Size:</b>	895 sq.ft.	<b>Age:</b>	2010 (14 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Heated Garage, Parkade, Titled, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	Views		

**Heating:** Forced Air

**Water:** -

**Floors:** Carpet, Tile

**Sewer:** -

**Roof:** -

**Condo Fee:** \$ 645

**Basement:** -

**LLD:** -

**Exterior:** Concrete, Stucco

**Zoning:** DC (pre 1P2007)

**Foundation:** Poured Concrete

**Utilities:** -

**Features:** Granite Counters, Kitchen Island, Open Floorplan, Recessed Lighting, Soaking Tub, Storage, Walk-In Closet(s)

**Inclusions:** None

END UNIT | DRAMATIC FLOOR-TO-CEILING WINDOWS | UNOBSTRUCTED VIEWS | HIGH-END FINISHES | CENTRAL AIR CONDITIONING | 2 BEDROOMS + 2 FULL BATHROOMS | WRAP-AROUND DECK | BREATHTAKING VIEWS | TITLED UNDERGROUND PARKING | STORAGE LOCKER | 24 HOUR STAFFED RECEPTION DESK | FITNESS CENTRE | 3 HIGH-SPEED ELEVATORS | STEPS TO THE STAMPEDED GROUNDS, 17TH AVE & THE RIVER! Perched high on the 17th floor, this glamorous end unit condo with panoramic 180-degree views lets you enjoy a maintenance-free, urban lifestyle! Ideally located in the midst of Calgary's premier entertainment district & mere steps away from the Stampede Grounds and vibrant 17th Ave, with nightlife, cafes, amazing restaurants, diverse shops and much more right at your doorstep. Leave your vehicle safely parked in your heated, secured underground parking stall while you stroll around this lively neighbourhood. Then come home to a welcoming sanctuary. You will be impressed the moment you step foot inside this 2 bedroom, 2 bathroom condo with abundant natural light streaming in, designer details, quality craftsmanship and central air conditioning. The open floor plan is all centred around the corner, full-height wall of windows that perfectly frame the exquisite views. Entertaining is the focus of the gourmet kitchen that combines stylish design with every modern convenience featuring a plethora of full-height cabinets, granite countertops, stainless steel appliances and a breakfast bar island that centres the space with a casual elegance. The grandeur continues into the inviting living room bathed in natural light and thoughtfully situated to make the most of those enticing views. Proceed through the patio door to the extensive wrap-around deck, sip morning coffees

or host informal barbeques with the big city lights as the breathtaking backdrop. The spacious primary bedroom is a relaxing retreat, showcasing more of those stunning views through floor-to-ceiling windows and boasting a private ensuite, no need to share! A second good-sized bedroom is ideally located on the other side of the unit with views for guests or an office. A second stylish bathroom and in-suite laundry add to your comfort and convenience. The amenity-rich Nuera building includes a staffed reception desk (no more lost packages!), a well-equipped fitness centre, visitor parking and bicycle storage. Phenomenal inner-city location within walking distance to beautiful parks, the LRT Station, Sunterra Market, the&nbsp;MNP Sports Centre, the tranquil river pathway system and so much more!