



1301, 211 13 Avenue SE
Calgary, Alberta

MLS # A2145474



\$314,900

Division:	Beltline		
Type:	Residential/High Rise (5+ stories)		
Style:	High-Rise (5+)		
Size:	569 sq.ft.	Age:	2010 (14 yrs old)
Beds:	1	Baths:	1
Garage:	Heated Garage, Stall, Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	-	Condo Fee:	\$ 407
Basement:	-	LLD:	-
Exterior:	Brick, Concrete, Metal Siding	Zoning:	DC (pre 1P2007)
Foundation:	-	Utilities:	-
Features:	Granite Counters, No Animal Home, No Smoking Home, Open Floorplan		

Inclusions: Na

Embrace vibrant inner city living at NUERA, located at Calgary's premier entertainment centre. With the best amenities inside and out, you don't need to look further! This upgraded, immaculate ONE BEDROOM, ONE BATH condo features a gourmet kitchen, with espresso stained cabinetry, stainless steel appliances, and granite countertops. The living room features patio doors that lead onto the large balcony with sunny MOUNTAIN, AND SOUTH VIEWS. Entertain guests with firework displays at the Stampede Grounds. Enjoy in-suite laundry, air-conditioning, ONE TITLED UNDERGROUND PARKING, and ASSIGNED STORAGE LOCKER. Nuera amenities are remarkable. It features: full-time 24-hr security, concierge services, visitor parking stalls, state-of-the-art fitness facility, 3 elevators, garbage chute and a 15,000 sqft rooftop garden terrace. Located within steps of shopping, entertainment, restaurants, trendy 17th Ave, Stampeded grounds, and more. You don't want to miss your opportunity! Book your private showing today!