



**2705, 211 13 Avenue SE
Calgary, Alberta**

MLS # A2149468



\$419,900

Division:	Beltline		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment		
Size:	834 sq.ft.	Age:	2010 (14 yrs old)
Beds:	2	Baths:	2
Garage:	Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Tile	Sewer:	-
Roof:	-	Condo Fee:	\$ 582
Basement:	-	LLD:	-
Exterior:	Brick, Concrete, Metal Siding , Stone	Zoning:	DC (pre 1P2007)
Foundation:	-	Utilities:	-
Features:	Granite Counters, Open Floorplan, Walk-In Closet(s)		

Inclusions: Furniture can be optional

North facing Downtown Views! Welcome to Nuera, a premier complex located in the downtown community of Beltline. This unit offers over 800 sq ft of living space with 2 bedrooms and 2 full baths. Step inside and you will be greeted with an open concept layout which flows seamlessly from the kitchen to the dining area and living room. The door from the living room gives access to the spacious private balcony where you can relax and enjoy the unobstructed city views. The contemporary kitchen is equipped with wood cabinetry, modern backsplash, granite countertops, a kitchen island, and stainless-steel appliances. There are two generously sized bedrooms with large windows offering stunning city views, including the primary bedroom that features a walk-through closet and a 4-piece ensuite. Another 4-piece bathroom and an in-unit laundry provide added convenience, making this home the epitome of comfortable living. This unit also comes with a titled underground secured parking and assigned storage locker. Amenities in this building include a fitness centre, a recreational room, front desk concierge, and more. Experience urban living at its finest with proximity to trendy shops and restaurants nearby. Close to schools, parks, playgrounds, and public transportation. Whether you're searching for an excellent home or an outstanding investment opportunity, this remarkable property caters to both. Book your private viewing today!