



**3205, 211 13 Avenue SE
Calgary, Alberta**

MLS # A2176157



\$599,900

Division:	Beltline		
Type:	Residential/High Rise (5+ stories)		
Style:	Penthouse		
Size:	1,302 sq.ft.	Age:	2010 (14 yrs old)
Beds:	2	Baths:	2
Garage:	Common, Owned, Parkade		
Lot Size:	-		
Lot Feat:	-		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile	Sewer:	-
Roof:	-	Condo Fee:	\$ 1,018
Basement:	-	LLD:	-
Exterior:	Concrete	Zoning:	DC (pre 1P2007)
Foundation:	-	Utilities:	-

Features: Breakfast Bar, Built-in Features, Double Vanity, Granite Counters, High Ceilings, No Animal Home, No Smoking Home, Recreation Facilities, Soaking Tub, Walk-In Closet(s)

Inclusions: furniture

"NEW PRICE" "OPEN HOUSE" this Friday 4pm to 7pm. Stunning downtown Penthouse. Welcome to your dream home in the heart of Calgary.! This luxurious 2-bedroom, 2-bath penthouse features a unique two-story design that redefines urban living. Revel in the most amazing views of downtown from one side of the unit and Stampede days and fireworks from the other side of floor-to-ceiling glass walls and grand high ceilings. This move-in-ready penthouse comes fully furnished, unless you want your own, making it a seamless transition into luxury living. The chef's kitchen is a dream with a Bertazonni gas range from Italy, premium Bosch appliances, custom over-height cabinetry, granite countertops with a glass backsplash, and a wine fridge with the breakfast bar! Luxurious bathrooms showcase granite countertops, Kohler sinks, 10mm glass-enclosed showers, and a jetted soaker tub. Nuera also offers a state of the art fitness facility, 3 elevators, staffed reception, 24 hour security, and a sprawling 15,000 sq ft terrace. With dining, retail, and transit options just steps away, this location offers unparalleled convenience and luxury living at its finest. Open concept kitchen/living space are great for entertaining & will awe your guests with the view. Upstairs, you will find the primary bedroom with plenty of flex space for an office or sitting area and another good sized bedroom. The trendy 18+ Nuera condos have so many features to offer; underground parking, 2 well equipped gyms & outdoor patios. Visitor parking, in suite laundry, concierge & security.