



**GRASSROOTS**  
REALTY GROUP

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1705, 211 13 Avenue SE  
Calgary, Alberta

MLS # A2187228



**\$399,900**

<b>Division:</b>	Beltline		
<b>Type:</b>	Residential/High Rise (5+ stories)		
<b>Style:</b>	Apartment		
<b>Size:</b>	840 sq.ft.	<b>Age:</b>	2010 (15 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Heated Garage, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 583
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Concrete, Metal Siding , Stone, Stucco	<b>Zoning:</b>	DC
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Built-in Features, High Ceilings, Recessed Lighting		

**Inclusions:** None

**\*\*Stunning North-Facing Downtown Views!\*\*** Discover Nuera, an exceptional complex nestled in the vibrant Beltline community. This impressive unit boasts nearly 850 sq ft of well-designed living space, featuring 2 spacious bedrooms and 2 full baths. As you enter, you'll be welcomed by an inviting open-concept layout that seamlessly connects the kitchen, dining area, and living room. The living room opens up to a generous private balcony, perfect for unwinding while soaking in breathtaking, unobstructed city views. The modern kitchen showcases stylish wood cabinetry, a contemporary backsplash, sleek granite countertops, a convenient kitchen island, and high-quality stainless steel appliances. Both bedrooms are generously sized, with large windows framing stunning city vistas. The primary suite includes a walk-through closet with added cabinetry and a luxurious 4-piece ensuite. For added convenience, there's another 4-piece bathroom and in-unit laundry. This unit also features an extra wide titled underground secured parking space and an assigned storage locker. Residents can enjoy a range of amenities, including a fitness center, recreational room, and a welcoming front desk concierge. Experience the best of urban living with trendy shops and restaurants just steps away, as well as nearby schools, parks, playgrounds, and public transportation options. Whether you're looking for a fantastic home or a lucrative investment opportunity, this remarkable property has it all. Schedule your private viewing today!