

2607, 211 13 Avenue SE  
 Calgary, Alberta

MLS # A2185734



**\$485,900**

|                  |                                    |               |                   |
|------------------|------------------------------------|---------------|-------------------|
| <b>Division:</b> | Beltline                           |               |                   |
| <b>Type:</b>     | Residential/High Rise (5+ stories) |               |                   |
| <b>Style:</b>    | Apartment-High-Rise (5+)           |               |                   |
| <b>Size:</b>     | 890 sq.ft.                         | <b>Age:</b>   | 2010 (15 yrs old) |
| <b>Beds:</b>     | 2                                  | <b>Baths:</b> | 2                 |
| <b>Garage:</b>   | Heated Garage, Titled, Underground |               |                   |
| <b>Lot Size:</b> | -                                  |               |                   |
| <b>Lot Feat:</b> | -                                  |               |                   |

|                    |   |                   |        |
|--------------------|---|-------------------|--------|
| <b>Heating:</b>    | Forced Air, Natural Gas                       | <b>Water:</b>     | -      |
| <b>Floors:</b>     | Carpet, Tile                                  | <b>Sewer:</b>     | -      |
| <b>Roof:</b>       | -   | <b>Condo Fee:</b> | \$ 640 |
| <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>   | High Ceilings                                 |                   |        |

**Inclusions:** N/A

Experience elevated living in this stunning 26th-floor east-facing executive condo at NUERA, where breathtaking panoramic views of the Stampede Grounds, city skyline, Scotia Place/future event centre and the new BMO Centre create an unparalleled backdrop. The thoughtfully designed floor plan features floor-to-ceiling windows that flood the space with natural light, open kitchen with island/breakfast bar, spacious living room and dining area that opens to a large balcony perfect for enjoying Stampede fireworks or peaceful sunrises. The two bedrooms include a primary suite with a walk-in closet and en-suite, while the second bedroom is complemented by a three-piece bath. With in-suite laundry, heated underground parking, and a secure building, this condo combines comfort and convenience. Located just steps from downtown and amenities like Sunterra Market, LRT station and the river pathway system. Elevating your urban lifestyle residents of Nuera have access to a comprehensive array of amenities, including a well-equipped gym, a sprawling courtyard, a dedicated security concierge, three elevators, bike storage and titled parking in the heated underground parkade. Check out the video in media link and book your private showing to experience this view for yourself!