

# \$415,000 - 1307, 211 13 Avenue Se, Calgary

MLS® #A2216900

**\$415,000**

2 Bedroom, 2.00 Bathroom, 913 sqft

Residential on 0.00 Acres

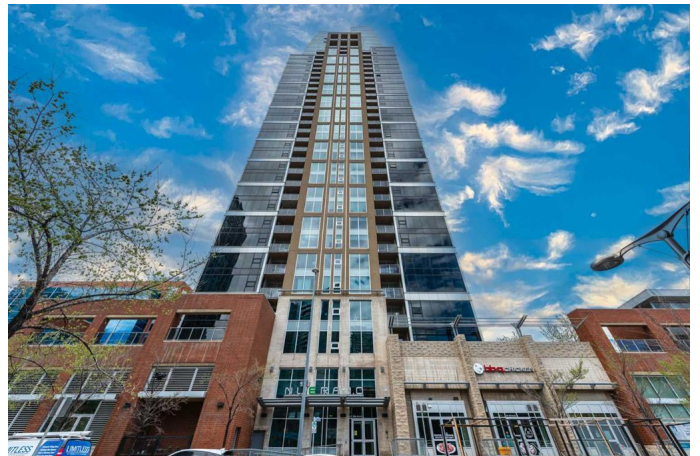
Beltline, Calgary, Alberta

Modern & urban, Nuera offers you all the convenience your busy lifestyle demands. With on-site security/concierge, bike storage room, fitness facility with yoga studio & an owners lounge, let Nuera take you to new heights! This immaculate, SE CORNER suite offers a split bedroom floor plan, perfect for a roommate or for when guests are over, tons of natural daylight, 2 bdrms & 2 full baths, beautiful kitchen with dark mocha cabinets, stainless steel appliances, granite counters and huge centre island, east facing balcony (can't wait for the Stampede fireworks next July!), master bedroom with walk-through closets and ensuite bath, second bedroom & bath, insuite laundry and a HUGE 15' wide titled underground parking stall. Don't forget the central air conditioning, granite counters in the baths, assigned storage locker, 18+ adult building, central location 1 block to the LRT, close to downtown, entertainment venues, great restaurants, Sunterra Market, shops & boutiques - all yours to discover. Call today for your viewing!

Built in 2010

## Essential Information

|           |           |
|-----------|-----------|
| MLS® #    | A2216900  |
| Price     | \$415,000 |
| Bedrooms  | 2         |
| Bathrooms | 2.00      |



|                |                   |
|----------------|-------------------|
| Full Baths     | 2                 |
| Square Footage | 913               |
| Acres          | 0.00              |
| Year Built     | 2010              |
| Type           | Residential       |
| Sub-Type       | Apartment         |
| Style          | Single Level Unit |
| Status         | Active            |

### Community Information

|             |                        |
|-------------|------------------------|
| Address     | 1307, 211 13 Avenue Se |
| Subdivision | Beltline               |
| City        | Calgary                |
| County      | Calgary                |
| Province    | Alberta                |
| Postal Code | T2G 1E1                |

### Amenities

|                |                                                                        |
|----------------|------------------------------------------------------------------------|
| Amenities      | Fitness Center, Visitor Parking, Elevator(s), Secured Parking, Storage |
| Parking Spaces | 1                                                                      |
| Parking        | Heated Garage, Titled, Underground                                     |

### Interior

|                   |                                                                                               |
|-------------------|-----------------------------------------------------------------------------------------------|
| Interior Features | Breakfast Bar, Kitchen Island, Soaking Tub, Granite Counters                                  |
| Appliances        | Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer, Window Coverings |
| Heating           | Natural Gas, Fan Coil                                                                         |
| Cooling           | Central Air                                                                                   |
| # of Stories      | 33                                                                                            |

### Exterior

|                   |                                      |
|-------------------|--------------------------------------|
| Exterior Features | Balcony                              |
| Construction      | Brick, Concrete, Stone, Metal Siding |
| Foundation        | Poured Concrete                      |

### Additional Information

|                |               |
|----------------|---------------|
| Date Listed    | May 8th, 2025 |
| Days on Market | 167           |
| Zoning         | DC            |

**Listing Details**

Listing Office                      RE/MAX Realty Professionals

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