

# \$315,000 - 504, 211 13 Avenue Se, Calgary

MLS® #A2205984

## \$315,000

1 Bedroom, 1.00 Bathroom, 574 sqft

Residential on 0.00 Acres

Beltline, Calgary, Alberta

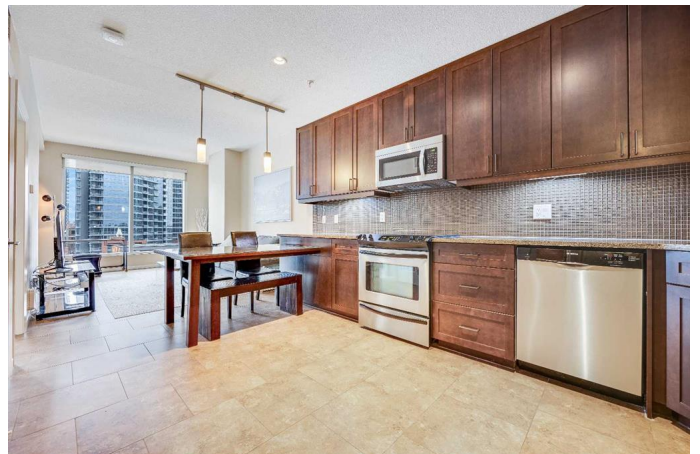
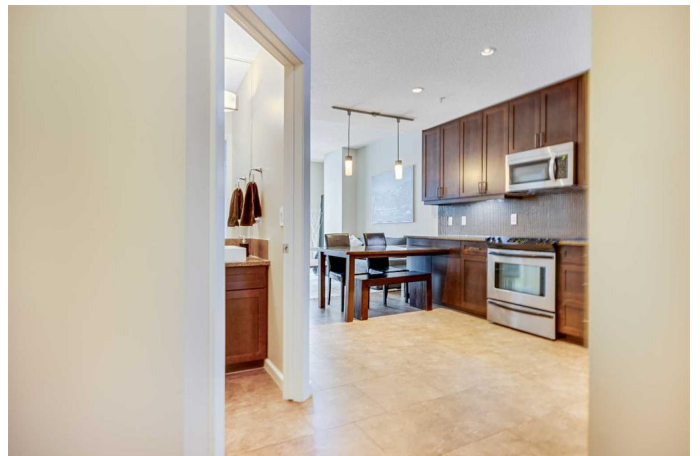
1 BEDROOM | 1 BATHROOM | 573 SQ FT | OPEN FLOOR PLAN | TITLED UNDERGROUND PARKING | AMENITY RICH BUILDING | Located in the sought-after Nuera building in the heart of the Beltline, this stylish 1-bedroom, 1-bathroom condo offers 573 sq. ft. of modern living space. The open-concept layout features a spacious living area with large windows and an east-facing balcony, perfect for enjoying your morning coffee. The kitchen boasts granite countertops, contemporary cabinetry, a breakfast bar, and stainless steel appliances. The generously sized primary bedroom includes a walk-in closet with custom organizers and large windows allowing in an abundance of natural light. Convenience is key with in-suite laundry, titled underground parking, and an assigned storage locker. Nuera offers top-tier amenities, including a fitness centre, party room, bicycle storage, secured parking, and visitor parking. This adult only, pet-friendly, professionally managed building is just steps from parks, shopping, dining, and Calgary's downtown core. Ideal for first-time buyers or investors (all furniture can be included in the list price) "book your showing today!"

Built in 2010

## Essential Information

MLS® # A2205984

Price \$315,000



|                |                   |
|----------------|-------------------|
| Bedrooms       | 1                 |
| Bathrooms      | 1.00              |
| Full Baths     | 1                 |
| Square Footage | 574               |
| Acres          | 0.00              |
| Year Built     | 2010              |
| Type           | Residential       |
| Sub-Type       | Apartment         |
| Style          | Single Level Unit |
| Status         | Active            |

### Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 504, 211 13 Avenue Se |
| Subdivision | Beltline              |
| City        | Calgary               |
| County      | Calgary               |
| Province    | Alberta               |
| Postal Code | T2G 1E1               |

### Amenities

|                |                                                                                                                      |
|----------------|----------------------------------------------------------------------------------------------------------------------|
| Amenities      | Bicycle Storage, Elevator(s), Fitness Center, Party Room, Recreation Room, Secured Parking, Storage, Visitor Parking |
| Parking Spaces | 1                                                                                                                    |
| Parking        | Stall, Titled, Underground                                                                                           |

### Interior

|                   |                                                                                                                         |
|-------------------|-------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Breakfast Bar, Closet Organizers, Granite Counters, No Animal Home, No Smoking Home, Open Floorplan, Storage            |
| Appliances        | Dishwasher, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer/Dryer Stacked, Window Coverings |
| Heating           | Forced Air                                                                                                              |
| Cooling           | Central Air                                                                                                             |
| # of Stories      | 32                                                                                                                      |

### Exterior

|                   |                                       |
|-------------------|---------------------------------------|
| Exterior Features | Balcony                               |
| Construction      | Brick, Concrete, Metal Siding, Stucco |

### Additional Information

|             |                 |
|-------------|-----------------|
| Date Listed | April 2nd, 2025 |
|-------------|-----------------|

|                |    |
|----------------|----|
| Days on Market | 16 |
| Zoning         | DC |

**Listing Details**

|                |              |
|----------------|--------------|
| Listing Office | RE/MAX First |
|----------------|--------------|

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