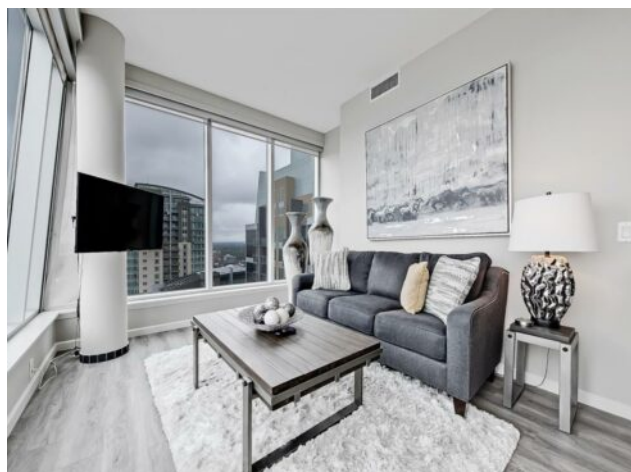


**2906, 211 13 Avenue SE
Calgary, Alberta**

MLS # A2244472



\$399,900

| | | | |
|------------------|---|---------------|-------------------|
| Division: | Beltline | | |
| Type: | Residential/High Rise (5+ stories) | | |
| Style: | Apartment-Single Level Unit | | |
| Size: | 804 sq.ft. | Age: | 2010 (15 yrs old) |
| Beds: | 1 | Baths: | 1 |
| Garage: | Electric Gate, Parkade, Titled, Underground | | |
| Lot Size: | - | | |
| Lot Feat: | - | | |

| | | | |
|--------------------|---|-------------------|-----------------|
| Heating: | Forced Air, Natural Gas | Water: | - |
| Floors: | Carpet, Ceramic Tile, Vinyl | Sewer: | - |
| Roof: | Asphalt/Gravel | Condo Fee: | \$ 583 |
| Basement: | - | LLD: | - |
| Exterior: | Glass, Stone, Stucco | Zoning: | DC (pre 1P2007) |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | Granite Counters, High Ceilings, Kitchen Island, Open Floorplan | | |

Inclusions: None

29th-floor, breathtaking views of downtown, and the Stampede Grounds. Situated in the desirable Nuera building, this unit is flooded with natural light from its floor-to-ceiling windows. It is a stylish open-plan one-bedroom, one-bathroom condo boasting a range of upgrades and updates. Enjoy air conditioning, gorgeous luxury vinyl plank flooring, upgraded carpet, flawless paint, and 9-foot ceilings. In-suite laundry, a titled heated underground parking stall, and a storage locker. The spacious open kitchen is stylish and functional, featuring ample cabinets, granite countertops, and upgraded stainless steel appliances. The layout is perfect for entertaining, with a large living room off the kitchen and direct access to a large balcony. There's also a second living room that can be used as an office or a large dining room if needed. The oversized bedroom has dual closets and another balcony, ideal for enjoying your morning coffee. The Nuera building comes with a front desk with security, a fully equipped gym, and an outdoor courtyard. It's conveniently located near all amenities, including top restaurants, shopping, river pathways, and easy access to the LRT.