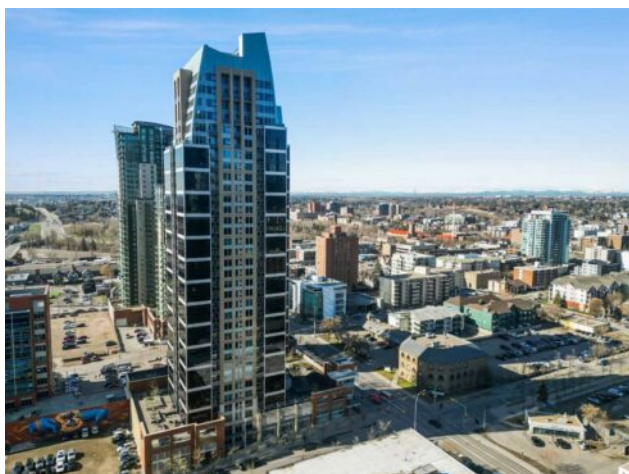


**1801, 211 13 Avenue SE**  
**Calgary, Alberta**

**MLS # A2214408**



**\$299,000**

<b>Division:</b>	Beltline		
<b>Type:</b>	Residential/High Rise (5+ stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	576 sq.ft.	<b>Age:</b>	2010 (15 yrs old)
<b>Beds:</b>	1	<b>Baths:</b>	1
<b>Garage:</b>	Parkade, Titled, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Tar/Gravel	<b>Condo Fee:</b>	\$ 408
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Concrete, Stucco	<b>Zoning:</b>	DC
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	See Remarks		

**Inclusions:** na

Experience contemporary downtown living in this sophisticated high-rise residence ideally suited for the discerning professional seeking convenience, style, and proximity to the city's vibrant core. Located just steps from downtown Calgary, 17th Avenue, the Mission District, and Stampede Park and newly completed C-Train Station, Nuera places you at the heart of it all. Perched on the 18th floor with desirable south-facing exposure, this bright and spacious unit is bathed in natural light through expansive floor-to-ceiling windows, highlighting the tile flooring throughout. The gourmet kitchen features rich espresso cabinetry, sleek black granite countertops, a chic tile backsplash, and a functional built-in island that is perfect for hosting or casual dining. Unwind in your open concept living area or on the private balcony with panoramic views of Stampede Park to the east or some of those iconic Rocky Mountains to the west, great for relaxing after a long day. Residents enjoy access to amenities including a fully equipped fitness centre, secured underground titled parking, an assigned storage locker, bike storage, central air conditioning, and an owners' lounge. Nuera is an 18+ secured building with professional on-site management and advanced security feature, offering a complete turnkey urban lifestyle.