

# \$435,000 - 2308, 211 13 Avenue Se, Calgary

MLS® #A2197789

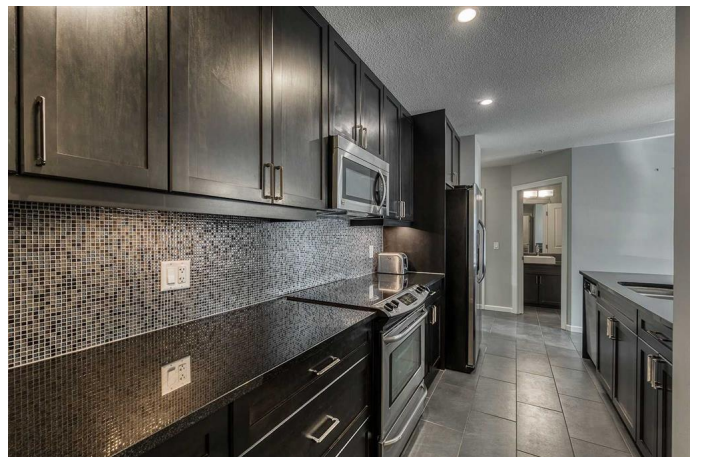
## \$435,000

2 Bedroom, 2.00 Bathroom, 835 sqft

Residential on 0.00 Acres

Beltline, Calgary, Alberta

Stunning 23rd-Floor Suite with Breathtaking Views! Elevate your lifestyle in this sophisticated unit in the highly sought-after Nuera building. Designed for modern urban living, this bright and spacious 2-bedroom, 2-bathroom residence boasts high ceilings and floor-to-ceiling windows that showcase panoramic views of the Stampede Ground. The open-concept layout is both stylish and functional, featuring a stunning kitchen with ceiling-height shaker cabinetry, granite countertops, a mosaic tile backsplash, full-size stainless-steel appliances, and a generous island with additional seating—perfect for entertaining. A dedicated in-suite laundry area with extra storage adds to the convenience. Enjoy year-round comfort with central air conditioning, along with the added benefits of a titled underground parking stall and a private storage locker. Residents of Nuera indulge in exceptional amenities, including a state-of-the-art fitness center, a serene rooftop courtyard, secure bike storage, and 24-hour concierge/security. Situated in the heart of the Beltline, this unbeatable location places you just steps from Victoria Park/Stampede Station, the Stampede Grounds, the vibrant nightlife of the Red Mile, and an array of trendy shops, caf  s, and restaurants. Whether you're a young professional or an investor seeking a premier downtown property, this is urban living at its finest. Don't miss this incredible opportunity—book your private showing today!



Built in 2011

## Essential Information

|                |                   |
|----------------|-------------------|
| MLS® #         | A2197789          |
| Price          | \$435,000         |
| Bedrooms       | 2                 |
| Bathrooms      | 2.00              |
| Full Baths     | 2                 |
| Square Footage | 835               |
| Acres          | 0.00              |
| Year Built     | 2011              |
| Type           | Residential       |
| Sub-Type       | Apartment         |
| Style          | Single Level Unit |
| Status         | Active            |

## Community Information

|             |                        |
|-------------|------------------------|
| Address     | 2308, 211 13 Avenue Se |
| Subdivision | Beltline               |
| City        | Calgary                |
| County      | Calgary                |
| Province    | Alberta                |
| Postal Code | T2G 1E1                |

## Amenities

|                |   |
|----------------|---|
| Amenities      | Bicycle Storage, Elevator(s), Fitness Center, Secured Parking, Snow Removal, Trash, Visitor Parking |
| Parking Spaces | 1   |
| Parking        | Underground   |

## Interior

|                   |   |
|-------------------|---|
| Interior Features | Breakfast Bar, Built-in Features, Granite Counters, High Ceilings, Kitchen Island, Open Floorplan, Recessed Lighting, Walk-In Closet(s) |
| Appliances        | Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer, Window Coverings  |
| Heating           | Fan Coil  |
| Cooling           | Central Air   |
| # of Stories      | 33  |

## Exterior

|                   |                        |
|-------------------|------------------------|
| Exterior Features | Balcony                |
| Construction      | Brick, Concrete, Stone |

**Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | March 26th, 2025 |
| Days on Market | 129              |
| Zoning         | DC               |

**Listing Details**

|                |            |
|----------------|------------|
| Listing Office | eXp Realty |
|----------------|------------|

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