

# \$448,900 - 1307, 211 13 Avenue Se, Calgary

MLS® #A2216900

## \$448,900

2 Bedroom, 2.00 Bathroom, 913 sqft

Residential on 0.00 Acres

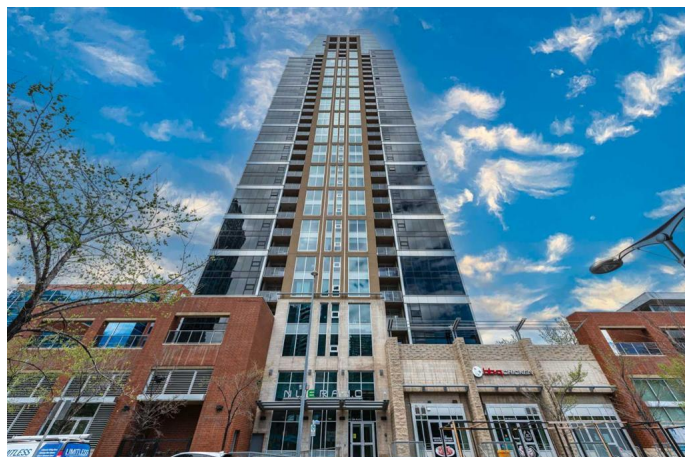
Beltline, Calgary, Alberta

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 this 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	\$448,900
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	Elevator(s), Fitness Center, Secured Parking, Storage, Visitor Parking
Parking Spaces	1
Parking	Heated Garage, Titled, Underground

### Interior

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

### Exterior

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

### Additional Information

Date Listed	May 8th, 2025
Days on Market	67
Zoning	DC

**Listing Details**

Listing Office                RE/MAX Realty Professionals

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.