

# \$400,000 - 1408, 211 13 Avenue Se, Calgary

MLS® #A2253473

**\$400,000**

2 Bedroom, 2.00 Bathroom, 841 sqft

Residential on 0.00 Acres

Beltline, Calgary, Alberta

Welcome to NUERA® A modern high-rise condo in the heart of Victoria Park.

Located in Calgary's vibrant entertainment district, NUERA is steps from restaurants, cocktail bars, caf s, grocery stores, and boutique shops. With excellent walkability, easy access to transit, and the Victoria Park/Stampede CTrain station just minutes away, convenience is at your doorstep. The Scotiabank Saddledome, Stampede Park, and the brand-new BMO Convention Centre are all right in your backyard  urban living doesn't get better!

Inside, you'll find an inviting open-concept layout that seamlessly connects the kitchen, dining, and living areas. The large galley-style kitchen features a sit-up island, perfect for casual meals or entertaining. Bedrooms are thoughtfully positioned on opposite ends of the unit for added privacy  ideal for guests or roommates. Both have been freshly painted and updated with luxury vinyl plank flooring for a clean, modern feel. The primary suite includes a spacious walk-through closet, that leads to a four-piece ensuite.

Additional highlights include in-suite laundry, central A/C, titled underground parking, and a separate storage locker. Perched on the 14th floor with sunny south exposure, this home is filled with natural light and offers sweeping views of Stampede Park  which gives you



front-row seats to the Stampede fireworks.  
As a resident of NUERA, youâ€™ll also enjoy great amenities: a fully equipped fitness centre, concierge service, bike storage, and an expansive second-floor outdoor terrace.

Victoria Park continues to thrive as Calgaryâ€™s entertainment hub, making this home a smart choice for both a primary residence and an investment property. This one checks all the boxes!

Built in 2011

**Essential Information**

|                |                   |
|----------------|-------------------|
| MLS® #         | A2253473          |
| Price          | \$400,000         |
| Bedrooms       | 2                 |
| Bathrooms      | 2.00              |
| Full Baths     | 2                 |
| Square Footage | 841               |
| Acres          | 0.00              |
| Year Built     | 2011              |
| Type           | Residential       |
| Sub-Type       | Apartment         |
| Style          | Single Level Unit |
| Status         | Active            |

**Community Information**

|             |                        |
|-------------|------------------------|
| Address     | 1408, 211 13 Avenue Se |
| Subdivision | Beltline               |
| City        | Calgary                |
| County      | Calgary                |
| Province    | Alberta                |
| Postal Code | T2G 1E1                |

**Amenities**

|                |                                                                                                                                          |
|----------------|------------------------------------------------------------------------------------------------------------------------------------------|
| Amenities      | Bicycle Storage, Elevator(s), Parking, Roof Deck, Secured Parking, Snow Removal, Storage, Visitor Parking, Fitness Center, Garbage Chute |
| Parking Spaces | 1                                                                                                                                        |

|         |                              |
|---------|------------------------------|
| Parking | Parkade, Underground, Titled |
|---------|------------------------------|

## Interior

|                   |                                                                                                                                   |
|-------------------|-----------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Closet Organizers, Kitchen Island, No Smoking Home, Open Floorplan, Recessed Lighting, Storage, Walk-In Closet(s), Track Lighting |
| Appliances        | Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer, Window Coverings                  |
| Heating           | Forced Air                                                                                                                        |
| Cooling           | Central Air                                                                                                                       |
| # of Stories      | 32                                                                                                                                |
| Basement          | None                                                                                                                              |

## Exterior

|                   |                                              |
|-------------------|----------------------------------------------|
| Exterior Features | Other                                        |
| Construction      | Brick, Concrete, Metal Siding, Stone, Stucco |
| Foundation        | Poured Concrete                              |

## Additional Information

|                |                     |
|----------------|---------------------|
| Date Listed    | September 4th, 2025 |
| Days on Market | 54                  |
| Zoning         | DC                  |

## Listing Details

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

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