

# \$304,900 - 1501, 211 13 Avenue Se, Calgary

MLS® #A2187984

**\$304,900**

1 Bedroom, 1.00 Bathroom, 576 sqft  
Residential on 0.00 Acres

Beltline, Calgary, Alberta

Currently rented for \$2160 [\$1950 (Unit) and \$210 (Parking)]. If you are looking for a condo unit with amenities like full-time security, centralized Air-Conditioning, concierge services, a fully equipped gym, bike storage room, an Underground Heated TITLED parking spot, en-suite laundry and assigned storage space, and all of these with a low condo fee, then the Nuera building located a couple of steps from the C-Train station in the vibrant Beltline area is a perfect choice. This one-bed, one-full-bath unit is located on the 15th floor, and the floor plan of this unit is one of the best in the building; 9' ceilings and floor-to-ceiling windows showcase a spectacular view of Stampede Grounds; you can enjoy the fireworks during the stampede from the open concept living and dining area. The kitchen of this unit is fully upgraded with granite countertops, Stainless steel appliances, high-end maple cabinets and a glass backsplash. The living room is super cozy and well-connected to the good-sized balcony where you can enjoy your morning coffee or evening BBQ. City chic meets upscale design in this sophisticated urban oasis in the heart of Calgary; a couple of blocks away from the 17th AVE restaurants and shops, the Talisman Leisure Center, Sunterra Food Market, Shoppers Drug Mart, Coffee Shops, downtown core, walking and biking paths along the river; NUERA features, 3 high-speed elevators, garbage chute & a 15,000 sq ft terrace. Uptown living needs to be



viewed and truly appreciated. This one is perfect for a savvy investor looking to add a turnkey investment property to his/her investment portfolio. \*\*\*ALL FURNITURE IS NEGOTIABLE\*\*\*. Call your favourite REALTOR and book a private viewing today!

Built in 2010

### Essential Information

MLS® #	A2187984
Price	\$304,900
Bedrooms	1
Bathrooms	1.00
Full Baths	1
Square Footage	576
Acres	0.00
Year Built	2010
Type	Residential
Sub-Type	Apartment
Style	Apartment
Status	Active

### Community Information

Address	1501, 211 13 Avenue Se
Subdivision	Beltline
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2G 1E1

### Amenities

Amenities	Elevator(s), Parking, Service Elevator(s), Snow Removal, Visitor Parking, Bicycle Storage, Fitness Center, Party Room, Recreation Room, Secured Parking, Trash
Parking Spaces	1
Parking	Heated Garage, Stall, Parking Lot, Parkade, Titled, Underground

### Interior

Interior Features	Elevator, Granite Counters, Kitchen Island, No Smoking Home, Open Floorplan, Storage, Recreation Facilities
Appliances	Dishwasher, Microwave Hood Fan, Refrigerator, Washer/Dryer Stacked, Window Coverings, Gas Stove
Heating	Forced Air, Natural Gas
Cooling	Central Air
# of Stories	32

## Exterior

Exterior Features	Balcony, Courtyard
Construction	Concrete, Stone

## Additional Information

Date Listed	January 15th, 2025
Days on Market	81
Zoning	DC (pre 1P2007)

## Listing Details

Listing Office	RE/MAX Real Estate (Mountain View)
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