# \$405,000 - 606, 211 13 Avenue Se, Calgary

MLS® #A2228149

## \$405,000

2 Bedroom, 2.00 Bathroom, 896 sqft Residential on 0.00 Acres

Beltline, Calgary, Alberta

Welcome to Unit 606 at Nuera, a bright CORNER UNIT with 2 BEDROOMS, 2 FULL BATHROOMS, and FLOOR-TO-CEILING WINDOWS that fill the space with NATURAL LIGHT. With HIGH CEILINGS and CITY VIEWS from the 6th floor, the home feels open and airy.

The kitchen offers GRANITE
COUNTERTOPS, a LARGE ISLAND with
seating, UPGRADED APPLIANCES, and
plenty of CABINET and COUNTER SPACE.
The DINING AREA flows off the kitchen and
connects to your PRIVATE BALCONY, perfect
for coffee or evening views.

Bedrooms are on opposite sides of the unit for added privacy. The PRIMARY SUITE features a WALK-THROUGH CLOSET and PRIVATE ENSUITE with a walk-in shower. The second bedroom sits near the second full bath, making it ideal for guests, roommates, or a home office. You'II also find FULL-SIZED IN-SUITE LAUNDRY and AIR CONDITIONING for year-round comfort.

Extras include TITLED UNDERGROUND PARKING and an ASSIGNED STORAGE LOCKER.

Nuera offers a FITNESS CENTRE, PARTY ROOM, BIKE STORAGE, CONCIERGE, SECURED ENTRY, and VISITOR PARKING. The building is ADULT-ONLY,







PET-FRIENDLY, and PROFESSIONALLY MANAGED.

All of this is just steps from the BOW RIVER PATHWAYS, STAMPEDE GROUNDS, LRT, 17TH AVENUE, and DOWNTOWN CALGARY.

WELL PRICED at \$400,000, this unit offers great value, light, and location in the heart of the city.

Built in 2010

### **Essential Information**

MLS® # A2228149 Price \$405,000

Bedrooms 2
Bathrooms 2.00
Full Baths 2
Square Footage 896
Acres 0.00
Year Built 2010

Type Residential Sub-Type Apartment

Style Single Level Unit

Status Active

## **Community Information**

Address 606, 211 13 Avenue Se

Subdivision Beltline
City Calgary
County Calgary
Province Alberta
Postal Code T2G1E1

## **Amenities**

Amenities Bicycle Storage, Fitness Center, Secured Parking, Storage, Visitor

**Parking** 

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Parking Spaces

Parking Parkade, Stall, Underground

### Interior

Interior Features Ceiling Fan(s), Granite Counters, Kitchen Island, No Animal Home, No

Smoking Home, Open Floorplan

Appliances Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator,

Washer/Dryer Stacked, Window Coverings

Heating Central

Cooling Central Air

# of Stories 33

### **Exterior**

Exterior Features Other

Construction Concrete, Stone, Stucco

Foundation Poured Concrete

### Additional Information

Date Listed June 5th, 2025

Days on Market 58

Zoning DC (pre 1P2007)

## **Listing Details**

Listing Office Coldwell Banker Mountain Central

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