

# \$485,900 - 2607, 211 13 Avenue Se, Calgary

MLS® #A2185734

**\$485,900**

2 Bedroom, 2.00 Bathroom, 890 sqft

Residential on 0.00 Acres

Beltline, Calgary, Alberta

Experience elevated living in this stunning 26th-floor east-facing executive condo at NUERA, where breathtaking panoramic views of the Stampede Grounds, city skyline, Scotia Place/future event centre and the new BMO Centre create an unparalleled backdrop. The thoughtfully designed floor plan features floor-to-ceiling windows that flood the space with natural light, open kitchen with island/breakfast bar, spacious living room and dining area that opens to a large balcony perfect for enjoying Stampede fireworks or peaceful sunrises. The two bedrooms include a primary suite with a walk-in closet and en-suite, while the second bedroom is complemented by a three-piece bath. With in-suite laundry, heated underground parking, and a secure building, this condo combines comfort and convenience. Located just steps from downtown and amenities like Sunterra Market, LRT station and the river pathway system. Elevating your urban lifestyle residents of Nuera have access to a comprehensive array of amenities, including a well-equipped gym, a sprawling courtyard, a dedicated security concierge, three elevators, bike storage and titled parking in the heated underground parkade. Check out the video in media link and book your private showing to experience this view for yourself!

Built in 2010

## Essential Information



|                |                |
|----------------|----------------|
| MLS® #         | A2185734       |
| Price          | \$485,900      |
| Bedrooms       | 2              |
| Bathrooms      | 2.00           |
| Full Baths     | 2              |
| Square Footage | 890            |
| Acres          | 0.00           |
| Year Built     | 2010           |
| Type           | Residential    |
| Sub-Type       | Apartment      |
| Style          | High-Rise (5+) |
| Status         | Active         |

### Community Information

|             |                        |
|-------------|------------------------|
| Address     | 2607, 211 13 Avenue Se |
| Subdivision | Beltline               |
| City        | Calgary                |
| County      | Calgary                |
| Province    | Alberta                |
| Postal Code | T2G 1E1                |

### Amenities

|                |                                              |
|----------------|----------------------------------------------|
| Amenities      | Elevator(s), Fitness Center, Visitor Parking |
| Parking Spaces | 1                                            |
| Parking        | Heated Garage, Titled, Underground           |

### Interior

|                   |                                                                                     |
|-------------------|-------------------------------------------------------------------------------------|
| Interior Features | High Ceilings                                                                       |
| Appliances        | Dishwasher, Electric Stove, Microwave, Refrigerator, Washer/Dryer, Window Coverings |
| Heating           | Forced Air, Natural Gas                                                             |
| Cooling           | Central Air                                                                         |
| # of Stories      | 33                                                                                  |

### Exterior

|                   |                                              |
|-------------------|----------------------------------------------|
| Exterior Features | Balcony                                      |
| Construction      | Concrete, Stone, Stucco, Brick, Metal Siding |

### Additional Information

|                |                   |
|----------------|-------------------|
| Date Listed    | January 8th, 2025 |
| Days on Market | 120               |
| Zoning         | DC                |

**Listing Details**

|                |                                    |
|----------------|------------------------------------|
| Listing Office | RE/MAX Real Estate (Mountain View) |
|----------------|------------------------------------|

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