# \$315,000 - 504, 211 13 Avenue Se, Calgary

MLS® #A2205984

#### \$315,000

1 Bedroom, 1.00 Bathroom, 574 sqft Residential on 0.00 Acres

Beltline, Calgary, Alberta

1 BEDROOM | 1 BATHROOM | 573 SQ FT | **OPEN FLOOR PLAN | TITLED** UNDERGROUND PARKING | AMENITY RICH BUILDING | Located in the sought-after Nuera building in the heart of the Beltline, this stylish 1-bedroom, 1-bathroom condo offers 573 sq. ft. of modern living space. The open-concept layout features a spacious living area with large windows and an east-facing balcony, perfect for enjoying your morning coffee. The kitchen boasts granite countertops, contemporary cabinetry, a breakfast bar, and stainless steel appliances. The generously sized primary bedroom includes a walk-in closet with custom organizers and large windows allowing in an abundance of natural light. Convenience is key with in-suite laundry, titled underground parking, and an assigned storage locker. Nuera offers top-tier amenities, including a fitness centre, party room, bicycle storage, secured parking, and visitor parking. This adult only, pet-friendly, professionally managed building is just steps from parks, shopping, dining, and Calgaryâ€<sup>™</sup>s downtown core. Ideal for first-time buyers or investors (with all furniture available for purchase)â€"book your showing today!







Built in 2010

#### **Essential Information**

MLS® #	A2205984
Price	\$315,000

Bedrooms	1
Bathrooms	1.00
Full Baths	1
Square Footage	574
Acres	0.00
Year Built	2010
Туре	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

## **Community Information**

Address	504, 211 13 Avenue Se
Subdivision	Beltline
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2G 1E1

#### Amenities

Amenities	Elevator(s), Secured Parking, Visitor Parking, Bicycle Storage, Fitness
	Center, Party Room, Recreation Room, Storage
Parking Spaces	1

Parking	Stall, Titled, Underground
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## Interior

Interior Features	Breakfast Bar, Closet Organizers, Granite Counters, No Animal Home, No Smoking Home, Open Floorplan, Storage
Appliances	Dishwasher, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator, Window Coverings, Washer/Dryer Stacked
Heating	Forced Air

Cooling	Central Air
# of Stories	32

#### Exterior

Exterior Features	Balcony
Construction	Brick, Concrete, Stucco, Metal Siding

## **Additional Information**

Date Listed April 2nd, 2025

Days on Market 7 Zoning DC

#### **Listing Details**

Listing Office RE/MAX First

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