# \$435,000 - 2308, 211 13 Avenue Se, Calgary

MLS® #A2197789

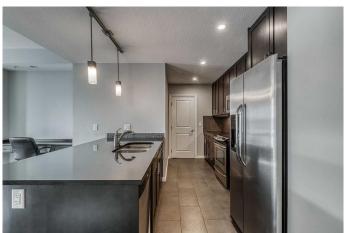
# \$435,000

2 Bedroom, 2.00 Bathroom, 835 sqft Residential on 0.00 Acres

Beltline, Calgary, Alberta

Stunning 23rd-Floor Suite with Breathtaking Views! Elevate your lifestyle in this sophisticated unit in the highly sought-after Nuera building. Designed for modern urban living, this bright and spacious 2-bedroom, 2-bathroom residence boasts high ceilings and floor-to-ceiling windows that showcase panoramic views of the Stampede Ground. The open-concept layout is both stylish and functional, featuring a stunning kitchen with ceiling-height shaker cabinetry, granite countertops, a mosaic tile backsplash, full-size stainless-steel appliances, and a generous island with additional seatingâ€"perfect for entertaining. A dedicated in-suite laundry area with extra storage adds to the convenience. Enjoy year-round comfort with central air conditioning, along with the added benefits of a titled underground parking stall and a private storage locker. Residents of Nuera indulge in exceptional amenities, including a state-of-the-art fitness center, a serene rooftop courtyard, secure bike storage, and 24-hour concierge/security. Situated in the heart of the Beltline, this unbeatable location places you just steps from Victoria Park/Stampede Station, the Stampede Grounds, the vibrant nightlife of the Red Mile, and an array of trendy shops, cafés, and restaurants. Whether you're a young professional or an investor seeking a premier downtown property, this is urban living at its finest. Don't miss this incredible opportunityâ€"book your private showing today!







### **Essential Information**

MLS® # A2197789 Price \$435,000

Bedrooms 2
Bathrooms 2.00
Full Baths 2
Square Footage 835
Acres 0.00
Year Built 2011

Type Residential Sub-Type Apartment

Style Single Level Unit

Status Active

# **Community Information**

Address 2308, 211 13 Avenue Se

Subdivision Beltline
City Calgary
County Calgary
Province Alberta
Postal Code T2G 1E1

## **Amenities**

Amenities Bicycle Storage, Elevator(s), Fitness Center, Secured Parking, Snow

Removal, Trash, Visitor Parking

Parking Spaces 1

Parking Underground

#### Interior

Interior Features Breakfast Bar, Built-in Features, Granite Counters, High Ceilings,

Kitchen Island, Open Floorplan, Recessed Lighting, Walk-In Closet(s)

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

Washer/Dryer, Window Coverings

Heating Fan Coil
Cooling Central Air

# of Stories 33

#### **Exterior**

Exterior Features Balcony

Construction Brick, Concrete, Stone

## **Additional Information**

Date Listed March 26th, 2025

Days on Market 129
Zoning DC

# **Listing Details**

Listing Office eXp Realty

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