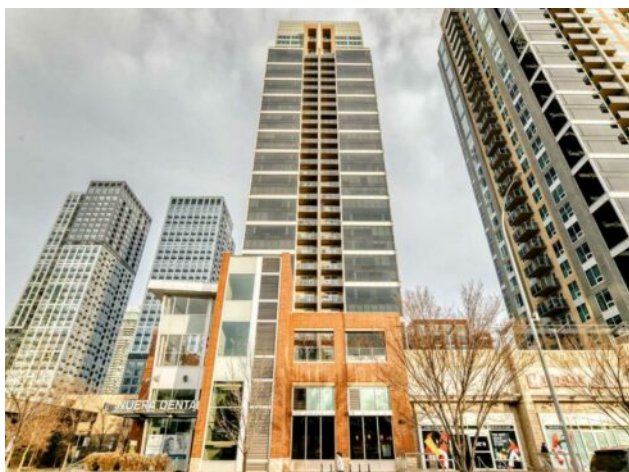


2206, 211 13 Avenue SE
Calgary, Alberta

MLS # A2269144



\$469,900

Division:	Beltline		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	897 sq.ft.	Age:	2010 (15 yrs old)
Beds:	2	Baths:	2
Garage:	Secured, Stall, Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Electric, Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile	Sewer:	-
Roof:	-	Condo Fee:	\$ 641
Basement:	None	LLD:	-
Exterior:	Concrete	Zoning:	DC (pre 1P2007)
Foundation:	-	Utilities:	-
Features:	Closet Organizers, Granite Counters, High Ceilings, Kitchen Island, Open Floorplan, Soaking Tub, Walk-In Closet(s)		

Inclusions: Call Seller Directly

Click brochure link for more details. Experience the best of downtown living in this bright and stylish 22nd-floor corner unit at NuEra. With floor-to-ceiling windows and 9-foot ceilings, this home is filled with natural light and offers panoramic views that stretch for miles — including a front-row seat to the Stampede Grandstand show and fireworks, right from your bed! The open-concept kitchen is perfect for both everyday living and entertaining, featuring custom cabinetry, granite countertops, stainless steel appliances, and a large island that flows effortlessly into the living and dining spaces. The primary bedroom is a private retreat with a walk-in closet and a spa-inspired ensuite complete with a soaking tub. The second bedroom is located on the opposite side of the unit for added privacy and enjoys its own spectacular views with easy access to a modern 3-piece bathroom. Additional features include in-suite laundry, secure underground parking, a storage locker, designated bike storage, and visitor parking. Residents also enjoy access to premium building amenities, including a fully equipped fitness centre and professional concierge service. Located in the heart of Calgary’s vibrant Victoria Park, you’re just steps from 17th Avenue, the C-Train, Sunterra Market, and some of the city’s best dining, shopping, and entertainment. This is luxury urban living at its finest — a rare opportunity to own a spectacular home with unmatched views and convenience.