

1605, 211 13 Avenue SE
Calgary, Alberta

MLS # A2295771



\$379,900

Division:	Beltline		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	839 sq.ft.	Age:	2010 (16 yrs old)
Beds:	2	Baths:	2
Garage:	Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile	Sewer:	-
Roof:	Rubber	Condo Fee:	\$ 583
Basement:	-	LLD:	-
Exterior:	Brick, Concrete, Shingle Siding, Stucco	Zoning:	DC (pre 1P2007)
Foundation:	-	Utilities:	-
Features:	Breakfast Bar, Built-in Features, Granite Counters, No Animal Home, No Smoking Home, Open Floorplan, See Remarks		

Inclusions: NONE

A Room with a VIEW! OVER \$40,000 worth of upgrades. Welcome to this stunning 16th-floor home in NUERA, where breathtaking views of the Calgary Tower and Telus Sky create an unforgettable backdrop for everyday living. With a bright north-facing exposure, you'll enjoy a spectacular downtown skyline from the living room and both bedrooms, offering a truly elevated urban experience. This beautifully updated 2-bedroom, 2-bathroom suite features a thoughtful open-concept layout designed for both comfort and style. Soaring 9-foot ceilings and central air conditioning add to the sense of space, while upgraded luxury vinyl plank flooring brings a modern, cohesive feel throughout most of the home. The kitchen is both functional and inviting, showcasing quartz countertops, a large island with eating bar, and newer stainless-steel appliances—perfect for entertaining or casual meals at home. The spacious primary bedroom offers a relaxing retreat with a walk-through closet customized by California Closets and a private, spa-inspired ensuite complete with a deep soaker tub. A second well-sized bedroom and a full bathroom with a walk-in shower provide flexibility for guests, family, or a home office. The convenience of in-suite laundry adds to the ease of everyday living. Step out onto your private balcony and take in the vibrant energy of downtown Calgary. This home also includes a titled underground parking stall and a separate storage locker, along with upgraded closet systems throughout for added organization. Residents of NUERA enjoy access to exceptional amenities, including a 15,000 sq. ft. fitness and yoga facility with commercial-quality equipment, a beautifully landscaped rooftop garden patio, visitor parking, and daytime concierge service. Perfectly located in the heart of Victoria Park, you're just steps to the LRT, river pathways,

Stampede Grounds, Saddledome, and an incredible selection of restaurants, cafés, and shops along 17th Avenue. Everyday essentials like Sunterra Market, H-Mart, Shoppers Drug Mart, and major banks are all within easy walking distance. Urban convenience meets elevated comfort—this is downtown living at its finest. Some photos have been virtually staged.