

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

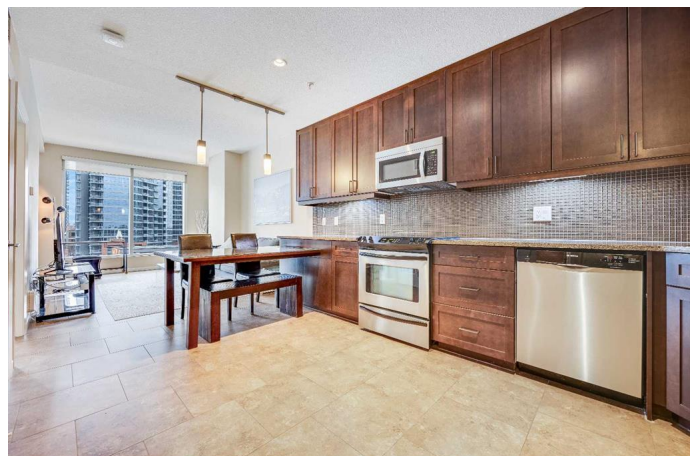
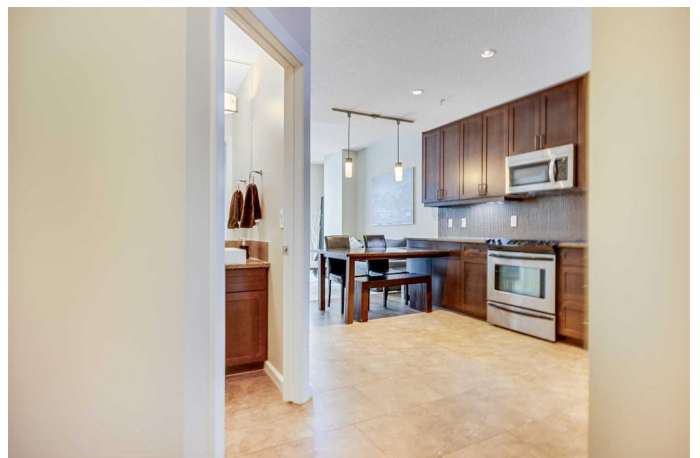
MLS® #A2205984

## \$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 Calgary's downtown core. Ideal for first-time buyers or investors (with all furniture available for purchase) — 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
Type	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

### **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 8  
Zoning DC

### **Listing Details**

Listing Office RE/MAX First

Data is supplied by Pillar 9â,,ç MLSÂ® System. Pillar 9â,,ç is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â,,ç. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.