

# \$299,990 - 1501, 211 13 Avenue Se, Calgary

MLS® #A2210934

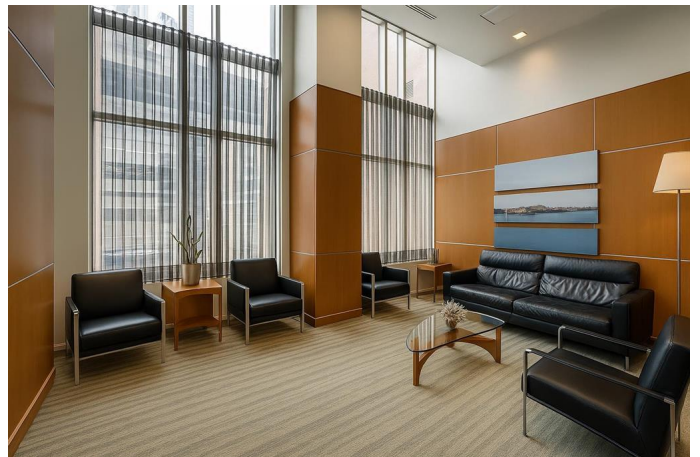
## \$299,990

1 Bedroom, 1.00 Bathroom, 576 sqft

Residential on 0.00 Acres

Beltline, Calgary, Alberta

Currently rented for \$2190 [\$1975 (Unit) and \$215 (Parking)]. If you are looking for a condo unit with amenities like full-time security, centralized Air-Conditioning, concierge services, a fully equipped gym, bike storage room, an Underground Heated TITLED parking spot, en-suite laundry and assigned storage space, and all of these with a low condo fee, then the Nuera building located a couple of steps from the C-Train station in the vibrant Beltline area is a perfect choice. This one-bed, one-full-bath unit is located on the 15th floor, and the floor plan of this unit is one of the best in the building; 9' ceilings and floor-to-ceiling windows showcase a spectacular view of Stampede Grounds; you can enjoy the fireworks during the stampede from the open concept living and dining area. The kitchen of this unit is fully upgraded with granite countertops, Stainless steel appliances, high-end maple cabinets and a glass backsplash. The living room is super cozy and well-connected to the good-sized balcony where you can enjoy your morning coffee or evening BBQ. City chic meets upscale design in this sophisticated urban oasis in the heart of Calgary; a couple of blocks away from the 17th AVE restaurants and shops, the Talisman Leisure Center, Sunterra Food Market, Shoppers Drug Mart, Coffee Shops, downtown core, walking and biking paths along the river; NUERA features, 3 high-speed elevators, garbage chute & a 15,000 sq ft terrace. Uptown living needs to be



viewed and truly appreciated. This one is perfect for a savvy investor looking to add a turnkey investment property to his/her investment portfolio. \*\*\*ALL FURNITURE IS NEGOTIABLE\*\*\*. Call your favourite REALTOR and book a private viewing today!

Built in 2010

### Essential Information

|                |                   |
|----------------|-------------------|
| MLS® #         | A2210934          |
| Price          | \$299,990         |
| Bedrooms       | 1                 |
| Bathrooms      | 1.00              |
| Full Baths     | 1                 |
| Square Footage | 576               |
| Acres          | 0.00              |
| Year Built     | 2010              |
| Type           | Residential       |
| Sub-Type       | Apartment         |
| Style          | Single Level Unit |
| Status         | Active            |

### Community Information

|             |                        |
|-------------|------------------------|
| Address     | 1501, 211 13 Avenue Se |
| Subdivision | Beltline               |
| City        | Calgary                |
| County      | Calgary                |
| Province    | Alberta                |
| Postal Code | T2G 1E1                |

### Amenities

|                |  |
|----------------|--|
| Amenities      | Bicycle Storage, Elevator(s), Fitness Center, Parking, Party Room, Recreation Room, Snow Removal, Trash, Visitor Parking, Secured Parking, Service Elevator(s) |
| Parking Spaces | 1  |
| Parking        | Parkade, Stall, Titled, Underground, Heated Garage, Parking Lot  |

### Interior

|                   |   |
|-------------------|---|
| Interior Features | Elevator, Granite Counters, Kitchen Island, No Smoking Home, Open Floorplan, Recreation Facilities, Storage |
| Appliances        | Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer Stacked, Window Coverings        |
| Heating           | Forced Air, Natural Gas   |
| Cooling           | Central Air   |
| # of Stories      | 32  |

## Exterior

|                   |                    |
|-------------------|--------------------|
| Exterior Features | Balcony, Courtyard |
| Construction      | Concrete, Stone    |

## Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | April 11th, 2025 |
| Days on Market | 60               |
| Zoning         | DC (pre 1P2007)  |

## Listing Details

|                |                                    |
|----------------|------------------------------------|
| Listing Office | RE/MAX Real Estate (Mountain View) |
|----------------|------------------------------------|

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® 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.