

1501, 211 13 Avenue SE  
Calgary, Alberta

MLS # A2187984



**\$304,900**

<b>Division:</b>	Beltline		
<b>Type:</b>	Residential/High Rise (5+ stories)		
<b>Style:</b>	Apartment		
<b>Size:</b>	576 sq.ft.	<b>Age:</b>	2010 (15 yrs old)
<b>Beds:</b>	1	<b>Baths:</b>	1
<b>Garage:</b>	Heated Garage, Parkade, Parking Lot, Stall, Titled, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 407
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Stone	<b>Zoning:</b>	DC (pre 1P2007)
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Elevator, Granite Counters, Kitchen Island, No Smoking Home, Open Floorplan, Recreation Facilities, Storage		

**Inclusions:** N/A

Currently rented for \$2160 [\$1950 (Unit) and \$210 (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!