

\$449,000 - 2308, 211 13 Avenue Se, Calgary

MLS® #A2197789

\$449,000

2 Bedroom, 2.00 Bathroom, 835 sqft

Residential on 0.00 Acres

Beltline, Calgary, Alberta

Stunning 23rd-Floor Suite with Breathtaking Views! Elevate your lifestyle in this sophisticated unit in the highly sought-after Nuera building. Designed for modern urban living, this bright and spacious 2-bedroom, 2-bathroom residence boasts high ceilings and floor-to-ceiling windows that showcase panoramic views of the Stampede Ground. The open-concept layout is both stylish and functional, featuring a stunning kitchen with ceiling-height shaker cabinetry, granite countertops, a mosaic tile backsplash, full-size stainless-steel appliances, and a generous island with additional seating—perfect for entertaining. A dedicated in-suite laundry area with extra storage adds to the convenience. Enjoy year-round comfort with central air conditioning, along with the added benefits of a titled underground parking stall and a private storage locker. Residents of Nuera indulge in exceptional amenities, including a state-of-the-art fitness center, a serene rooftop courtyard, secure bike storage, and 24-hour concierge/security. Situated in the heart of the Beltline, this unbeatable location places you just steps from Victoria Park/Stampede Station, the Stampede Grounds, the vibrant nightlife of the Red Mile, and an array of trendy shops, caf  s, and restaurants. Whether you're a young professional or an investor seeking a premier downtown property, this is urban living at its finest. Don't miss this incredible opportunity—book your private showing today!



Built in 2011

Essential Information

| | |
|----------------|-------------------|
| MLS® # | A2197789 |
| Price | \$449,000 |
| Bedrooms | 2 |
| Bathrooms | 2.00 |
| Full Baths | 2 |
| Square Footage | 835 |
| Acres | 0.00 |
| Year Built | 2011 |
| Type | Residential |
| Sub-Type | Apartment |
| Style | Single Level Unit |
| Status | Active |

Community Information

| | |
|-------------|------------------------|
| Address | 2308, 211 13 Avenue Se |
| Subdivision | Beltline |
| City | Calgary |
| County | Calgary |
| Province | Alberta |
| Postal Code | T2G 1E1 |

Amenities

| | |
|----------------|---|
| Amenities | Snow Removal, Trash, Bicycle Storage, Elevator(s), Fitness Center, Secured Parking, Visitor Parking |
| Parking Spaces | 1 |
| Parking | Underground |

Interior

| | |
|-------------------|---|
| Interior Features | Breakfast Bar, Built-in Features, Granite Counters, High Ceilings, Kitchen Island, Open Floorplan, Recessed Lighting, Walk-In Closet(s) |
| Appliances | Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer, Window Coverings |
| Heating | Fan Coil |
| Cooling | Central Air |
| # of Stories | 33 |

Exterior

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

Additional Information

| | |
|----------------|------------------|
| Date Listed | March 26th, 2025 |
| Days on Market | 42 |
| Zoning | DC |

Listing Details

| | |
|----------------|------------|
| Listing Office | eXp Realty |
|----------------|------------|

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