

# \$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	34
Zoning	DC

**Listing Details**

Listing Office	eXp Realty
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