

# \$405,000 - 606, 211 13 Avenue Se, Calgary

MLS® #A2228149

**\$405,000**

2 Bedroom, 2.00 Bathroom, 896 sqft

Residential on 0.00 Acres

Beltline, Calgary, Alberta

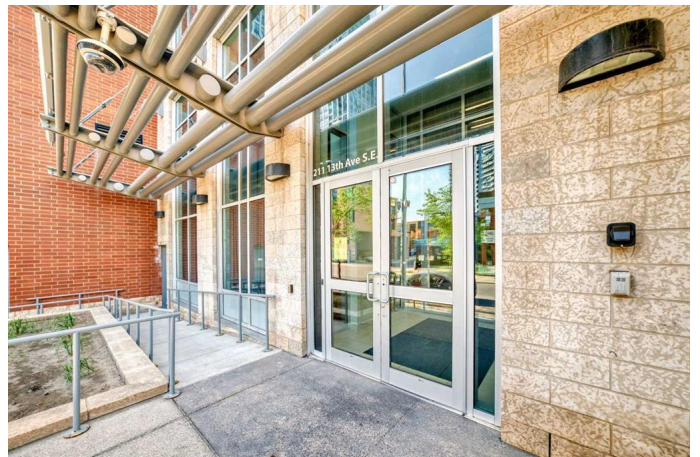
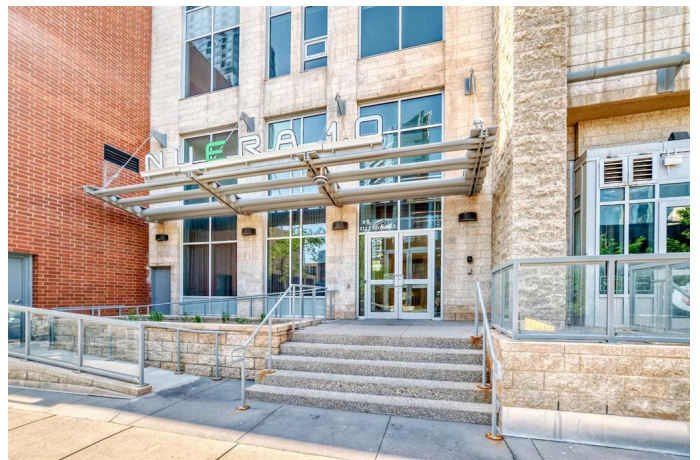
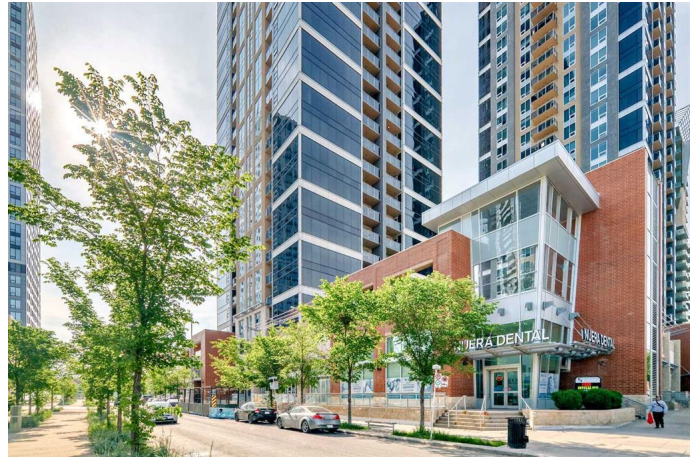
Welcome to Unit 606 at Nuera, a bright CORNER UNIT with 2 BEDROOMS, 2 FULL BATHROOMS, and FLOOR-TO-CEILING WINDOWS that fill the space with NATURAL LIGHT. With HIGH CEILINGS and CITY VIEWS from the 6th floor, the home feels open and airy.

The kitchen offers GRANITE COUNTERTOPS, a LARGE ISLAND with seating, UPGRADED APPLIANCES, and plenty of CABINET and COUNTER SPACE. The DINING AREA flows off the kitchen and connects to your PRIVATE BALCONY, perfect for coffee or evening views.

Bedrooms are on opposite sides of the unit for added privacy. The PRIMARY SUITE features a WALK-THROUGH CLOSET and PRIVATE ENSUITE with a walk-in shower. The second bedroom sits near the second full bath, making it ideal for guests, roommates, or a home office. Youâ€™ll also find FULL-SIZED IN-SUITE LAUNDRY and AIR CONDITIONING for year-round comfort.

Extras include TITLED UNDERGROUND PARKING and an ASSIGNED STORAGE LOCKER.

Nuera offers a FITNESS CENTRE, PARTY ROOM, BIKE STORAGE, CONCIERGE, SECURED ENTRY, and VISITOR PARKING. The building is ADULT-ONLY,



PET-FRIENDLY, and PROFESSIONALLY  
MANAGED.

All of this is just steps from the BOW RIVER  
PATHWAYS, STAMPEDE GROUNDS, LRT,  
17TH AVENUE, and DOWNTOWN  
CALGARY.

WELL PRICED at \$400,000, this unit offers  
great value, light, and location in the heart of  
the city.

Built in 2010

**Essential Information**

|                |                   |
|----------------|-------------------|
| MLS® #         | A2228149          |
| Price          | \$405,000         |
| Bedrooms       | 2                 |
| Bathrooms      | 2.00              |
| Full Baths     | 2                 |
| Square Footage | 896               |
| Acres          | 0.00              |
| Year Built     | 2010              |
| Type           | Residential       |
| Sub-Type       | Apartment         |
| Style          | Single Level Unit |
| Status         | Active            |

**Community Information**

|             |                       |
|-------------|-----------------------|
| Address     | 606, 211 13 Avenue Se |
| Subdivision | Beltline              |
| City        | Calgary               |
| County      | Calgary               |
| Province    | Alberta               |
| Postal Code | T2G1E1                |

**Amenities**

|                |                                                                            |
|----------------|----------------------------------------------------------------------------|
| Amenities      | Bicycle Storage, Fitness Center, Secured Parking, Storage, Visitor Parking |
| Parking Spaces | 1                                                                          |

Parking                      Parkade, Stall, Underground

## Interior

Interior Features      Ceiling Fan(s), Granite Counters, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan

Appliances              Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer Stacked, Window Coverings

Heating                      Central

Cooling                      Central Air

# of Stories                33

## Exterior

Exterior Features      Other

Construction              Concrete, Stone, Stucco

Foundation                Poured Concrete

## Additional Information

Date Listed                June 5th, 2025

Days on Market          32

Zoning                      DC (pre 1P2007)

## Listing Details

Listing Office              Coldwell Banker Mountain Central

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