

\$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	20
Zoning	DC

Listing Details

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

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.