



211 13 Avenue Calgary Alberta

\$419,000

AIR BNB FRIENDLY | FURNITURE NEGOTIABLE | Want to live in the heart of Calgary's vibrant premier entertainment centre? Live in NUERA! This condo has access to it all. And from the moment you step through the door to your new home, you know why you live here. Greeted by beautifully upgraded floors, open concept living space, unsurpassable views of the city, and so much more. The kitchen is a chef's dream with a ton or prep space on the stylish granite counters, stainless steel appliances with added convenience of a fridge with water/ice; smooth top 5 BURNER stove! Stylish backsplash and beautiful full height cabinetry all add to a sleek, modern aesthetic. The dining area is open to the kitchen and living room, making entertainment a breeze. The adjacent built in desk lends an added bonus for those who wish to catch up on social media or to work from home. And those views! Relax in front of your fireplace in your living room and watch the display of night lights of our fabulous city. The balcony is accessed from here and offers plenty of room on the warm summers nights to enjoy a cocktail or coffee. At the end of the day relax in your primary bedroom and access your ensuite through your oversized walk-thru closet. The ensuite is large with built in shelving, granite counters and a soaker tub to melt away the day's stress. The second bedroom is equally as spacious and is conveniently located on the opposite side of the living space. There is also the added bonus of an equally stylish 3 piece main bath with oversized walk-in shower. A stackable washer/dryer unit is located in it's own space by the kitchen. And the amenities of the building! Wow... a staffed reception desk with 24 hour security (no more missing packages!), a well-equipped fitness centre, a roof top garden terrace, visitor parking and bicycle storage, 3 elevators, and the added convenience of your own t...

Kitchen 16.83 Ft x 9.75 Ft
Dining room 12.42 Ft x 8.42 Ft
Living room 13.25 Ft x 10.50 Ft
Primary Bedroom 12.75 Ft x 9.67 Ft

4pc Bathroom 9.25 Ft x 5.33 Ft
Bedroom 10.67 Ft x 9.00 Ft
3pc Bathroom 8.75 Ft x 5.42 Ft
Laundry room 5.67 Ft x 3.17 Ft

Listing Presented By:



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**RE/MAX REAL ESTATE
(CENTRAL)**

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