



211 13 Avenue Calgary Alberta

\$405,000

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. You'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. (id:6769)

Bedroom 10.67 Ft x 10.25 Ft

Other 6.08 Ft x 4.33 Ft

3pc Bathroom 8.25 Ft x 5.33 Ft

Laundry room 4.25 Ft x 5.33 Ft

Dining room 10.58 Ft x 9.25 Ft

Kitchen 12.58 Ft x 8.92 Ft

Living room 12.33 Ft x 10.25 Ft

Primary Bedroom 12.08 Ft x 10.67 Ft

Other 8.42 Ft x 5.42 Ft

4pc Bathroom 10.58 Ft x 5.42 Ft

Other 12.25 Ft x 6.00 Ft

Listing Presented By:



Originally Listed by:
Coldwell Banker Mountain Central

<http://listingsyyc.ca/>



Real Estate Professionals Inc.

202, 5403 CROWCHILD TRAIL
N.W., Calgary, AB, T3B4Z1

Phone: 403-547-4102
cm.mackenzie@shaw.ca