

# \$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

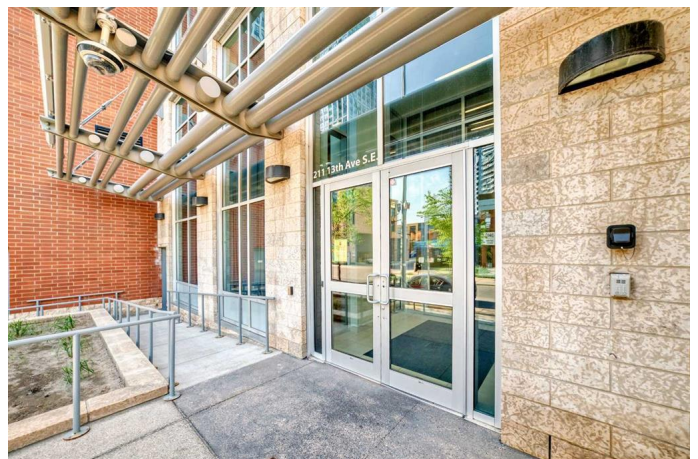
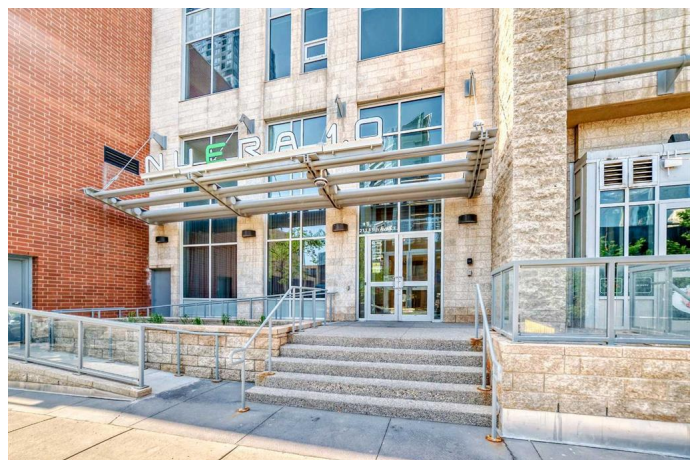
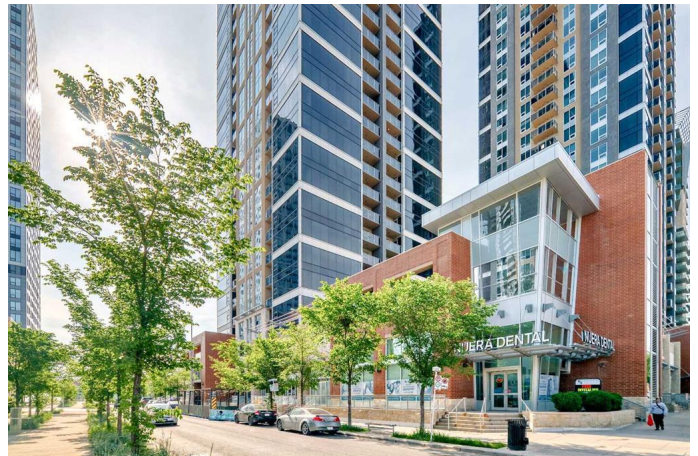
Welcome to Unit 606 at Nuera, a bright CORNER UNIT with 2 BEDROOMS, 2 FULL BATHROOMS, and FLOOR-TO-CEILING WINDOWS that fill the space with NATURAL LIGHT. With HIGH CEILINGS and CITY VIEWS from the 6th floor, the home feels open and airy.

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	37
Zoning	DC (pre 1P2007)

## Listing Details

Listing Office	Coldwell Banker Mountain Central
----------------	----------------------------------

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.