



DON'T GAMBLE WITH YOUR HOME.  
**RE/MAX JACK**  
OUELLETTE  
ASSOCIATE

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2906, 211 13 Avenue SE  
Calgary, Alberta

MLS # A2244472



\$399,900

|             |                                                                 |            |                 |
|-------------|-----------------------------------------------------------------|------------|-----------------|
| Heating:    | Forced Air, Natural Gas                                         | Water:     | -               |
| Floors:     | Carpet, Ceramic Tile, Vinyl                                     | Sewer:     | -               |
| Roof:       | Asphalt/Gravel                                                  | Condo Fee: | \$ 583          |
| Basement:   | -                                                               | LLD:       | -               |
| Exterior:   | Glass, Stone, Stucco                                            | Zoning:    | DC (pre 1P2007) |
| Foundation: | Poured Concrete                                                 | Utilities: | -               |
| Features:   | Granite Counters, High Ceilings, Kitchen Island, Open Floorplan |            |                 |
| Inclusions: | None                                                            |            |                 |

29th-floor, breathtaking views of downtown, and the Stampeded Grounds. Situated in the desirable Nuera building, this unit is Flooded with natural light from its floor-to-ceiling windows. It is a stylish open-plan one-bedroom, one-bathroom condo boasting a range of upgrades and updates. Enjoy air conditioning, gorgeous luxury vinyl plank flooring, upgraded carpet, flawless paint, and 9-foot ceilings. In-suite laundry, a titled heated underground parking stall, and a storage locker. The spacious open kitchen is stylish and functional, featuring ample cabinets, granite countertops, and upgraded stainless steel appliances. The layout is perfect for entertaining, with a large living room off the kitchen and direct access to a large balcony. There’s also a second living room that can be used as an office or a large dining room if needed. The oversized bedroom has dual closets and another balcony, ideal for enjoying your morning coffee. The Nuera building comes with a front desk with security, a fully equipped gym, and an outdoor courtyard. It’s conveniently located near all amenities, including top restaurants, shopping, river pathways, and easy access to the LRT.