302 211 13 Avenue SE

Calgary | Active | MLS® A2341666

$400,000









Bedrooms	Bathrooms	Year Built	Living area
2	**2**	**2010**	**884.7 sq. ft.**

Your next move starts with a conversation.

403-830-5152 | tiwana@maltiwana.ca

Listed by Sotheby's International Realty Canada

A closer look

Perched at the treetop level for lovely cityscape views, this upscale 2bd, 2bth condo in the desirable Beltline community offers the ideal inner city lifestyle. This very sought after layout offers high end finishes with an airy open-concept layout which is flooded with natural light. Dramatic floor-to-ceiling windows line the whole west wall where the kitchen with focal central island, dining and living spaces seamlessly blend together for effortless enjoyment. Step out to the spacious covered balcony to enjoy crisp mornings or relaxed evenings. Enjoy luxury details like granite counters, under cabinet lighting, full height cabinets, high ceilings and even concierge service in the building. Your lifestyle is amplified with central A/C, an excellent fitness facility, Titled parking, Assigned storage and underground visitor parking for guests. This location is ideally walkable to fantastic shopping and entertainment amenities, including the forthcoming new sports arena, making this a genuinely fantastic investment opportunity. Excellent tenants would be delighted to stay if an investor wanted a no-hassle turnkey investment. A must See!

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2341666
Bedrooms	2
Bathrooms	2
Year Built	2010
Property Type:	Residential
Property Sub Type:	Apartment
Condo Type:	Conventional Condo
Transaction Type:	For Sale
Suite:	No
Num Legal Suites:	0
Num Illegal Suites:	0
Home Style:	Apartment-Single Level Unit
Total Living Area:	884.7 sq. ft.
Main Level Finished Area:	884.7 sq. ft.
Condo Fee:	$641.00

Condo Fee Includes:	Amenities of HOA/Condo, Common Area Maintenance, Gas, Heat, Insurance, Professional Management, Reserve Fund Contributions, Security, Sewer, Snow Removal, Trash, Water
Front Exposure:	North
Unit Exposure:	North, West
Floor Location:	Other
Entry Level:	3
Stories Total:	32
Levels:	Single Level Unit
End Unit:	2+ Common Walls
Total Rooms Above Grade:	6
Year built:	2010 (Age: 16)
Bedrooms:	2 (Above Grd: 2)
Bedrooms Above Grade:	2
Bedrooms On Main:	2
Bedrooms Below Grade:	0
Bathrooms:	2.0 (Full:2, Half:0)
Num Ensuite Baths:	1
Plan:	1012992
Heating:	Baseboard
New Constr.:	No
Construction Material:	Brick, Concrete
Structure Type:	High Rise (5+ stories)
Ensuite:	Yes
Flooring:	Carpet, Tile
Cooling:	Central Air
Fireplaces:	0

Garage:	No
Parking:	Owned, Titled, Underground
Parking Places:	1
Parking Total/Covered:	1 / -
Laundry Features:	In Unit
Condo Fee Frequency:	Monthly
City Quadrant:	Southeast
Condo Name:	Nuera
Community:	Beltline
Amenities:	Bicycle Storage, Elevator(s), Fitness Center, Recreation Room, Secured Parking, Storage, Visitor Parking
Appliances:	Dishwasher, Electric Range, Microwave Hood Fan, Refrigerator, Washer/Dryer, Window Coverings
Inclusions:	n/a
Restrictions:	Adult Living
Pets Allowed:	Restrictions, Yes
Main Floor	Kitchen · 12'6" × 9'4" ·
Main Floor	Dining Room · 10'7" × 9'1" ·
Main Floor	Living Room · 13'6" × 10'4" ·
Main Floor	Laundry · 4'3" × 3'3" ·
Main Floor	Foyer · 8'11" × 8'8" ·
Main Floor	Balcony · 12'1" × 5'7" ·
Main Floor	Bedroom - Primary · 12'2" × 10'7" ·
Main Floor	Bedroom · 13' × 10'3" ·
Title to Land:	Fee Simple
Community Features:	Shopping Nearby, Sidewalks, Street Lights
Interior Features:	Kitchen Island, No Animal Home, No Smoking Home

Exterior Features:	Balcony, Courtyard
Patio And Porch Features:	Balcony(s)
Num. of Parcels:	0
Region:	Calgary
Zone:	CAL Zone CC
Zoning:	DC (pre 1P2007)
Listed Date:	Sep 23, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/302-211-13-avenue-se-calgary-a2341666/

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