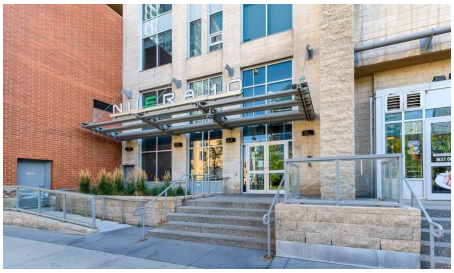
607 211 13 Avenue SE

Calgary | Active | MLS® A2359960

$329,000









Bedrooms	Bathrooms	Year Built	Living area
2	**2**	**2010**	**930.63 sq. ft.**

Your next move starts with a conversation.

403-830-5152 | tiwana@maltiwana.ca

Listed by TrustPro Realty

A closer look

Welcome to this spacious 2-bedroom, 2-bathroom residence in Nuera, ideally positioned in the heart of Calgary's vibrant Beltline. Offering 930.63 sq. ft. of thoughtfully designed living space, this inviting home features an open-concept layout that seamlessly connects the kitchen, dining, and living areas-creating a comfortable setting for everyday living and entertaining. Large windows fill the interior with natural light while showcasing impressive city views.

The primary bedroom features a walk-through closet leading to a private 4-piece ensuite. The well-sized second bedroom is conveniently located near a full 3-piece bathroom, providing an ideal arrangement for guests, a roommate, or a home office. In-suite laundry adds everyday convenience without compromising functional living space.

Residents enjoy access to a well-equipped fitness centre, while the unit includes a heated titled underground parking stall and a separate storage locker. Visitor parking provides an additional advantage rarely found in downtown living.

Just steps from the Victoria Park/Stampede CTrain station, Sunterra Market, coffee shops, restaurants, Stampede Park, and Calgary's downtown core, this home delivers the space, convenience, and connected urban lifestyle you have been looking for.

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2359960
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:	930.63 sq. ft.
Condo Fee:	$640.82
Condo Fee Includes:	Common Area Maintenance, Heat, Insurance, Interior Maintenance, Professional Management, Residential Manager, Snow Removal, Trash, Water
Front Exposure:	North
Unit Exposure:	North
Floor Location:	Other
Entry Level:	6
Stories Total:	32
Levels:	Single Level Unit
End Unit:	2+ Common Walls
Total Rooms Above Grade:	2
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:	0
Plan:	1012992
Heating:	Central, Forced Air
New Constr.:	No
Construction Material:	Brick, Concrete, Metal Siding
Structure Type:	High Rise (5+ stories)
Ensuite:	No

Flooring:	Carpet, Tile
Cooling:	Central Air
Fireplaces:	0
Garage:	No
Parking:	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:	Fitness Center, Recreation Room, Roof Deck, Storage, Visitor Parking
Appliances:	Dishwasher, Dryer, Electric Range, Microwave Hood Fan, Refrigerator, Washer
Inclusions:	None
Restrictions:	Adult Living, Pet Restrictions or Board approval Required, Short Term Rentals Not Allowed
Pets Allowed:	Restrictions, Yes
Main Floor	Bedroom · 13'1" × 10'7" ·
Main Floor	Bedroom - Primary · 13'1" × 10'8" ·
Title to Land:	Fee Simple
Community Features:	Shopping Nearby, Sidewalks, Walking/Bike Paths
Interior Features:	Breakfast Bar, Laminate Counters, No Animal Home, No Smoking Home
Exterior Features:	Balcony
Patio And Porch Features:	Balcony(s)
Num. of Parcels:	0

Region:	Calgary
Zone:	CAL Zone CC
Zoning:	DC (pre 1P2007)
Listed Date:	Nov 23, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/607-211-13-avenue-se-calgary-a2359960/

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Prepared November 23, 2026. Listing details and availability may change. This brochure is not a contract. Contact the Tiwana Team for current information.