

\$400,000 - 1408, 211 13 Avenue Se, Calgary

MLS® #A2253473

\$400,000

2 Bedroom, 2.00 Bathroom, 841 sqft

Residential on 0.00 Acres

Beltline, Calgary, Alberta

Welcome to NUERA® A modern high-rise condo in the heart of Victoria Park.

Located in Calgary's vibrant entertainment district, NUERA is steps from restaurants, cocktail bars, caf s, grocery stores, and boutique shops. With excellent walkability, easy access to transit, and the Victoria Park/Stampede CTrain station just minutes away, convenience is at your doorstep. The Scotiabank Saddledome, Stampede Park, and the brand-new BMO Convention Centre are all right in your backyard®urban living doesn't get better!

Inside, you'll find an inviting open-concept layout that seamlessly connects the kitchen, dining, and living areas. The large galley-style kitchen features a sit-up island, perfect for casual meals or entertaining. Bedrooms are thoughtfully positioned on opposite ends of the unit for added privacy®ideal for guests or roommates. Both have been freshly painted and updated with luxury vinyl plank flooring for a clean, modern feel. The primary suite includes a spacious walk-through closet, that leads to a four-piece ensuite.

Additional highlights include in-suite laundry, central A/C, titled underground parking, and a separate storage locker. Perched on the 14th floor with sunny south exposure, this home is filled with natural light and offers sweeping views of Stampede Park®which gives you



front-row seats to the Stampede fireworks.
As a resident of NUERA, youâ€™ll also enjoy great amenities: a fully equipped fitness centre, concierge service, bike storage, and an expansive second-floor outdoor terrace.

Victoria Park continues to thrive as Calgaryâ€™s entertainment hub, making this home a smart choice for both a primary residence and an investment property. This one checks all the boxes!

Built in 2011

Essential Information

MLS® #	A2253473
Price	\$400,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	841
Acres	0.00
Year Built	2011
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

Community Information

Address	1408, 211 13 Avenue Se
Subdivision	Beltline
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2G 1E1

Amenities

Amenities	Bicycle Storage, Elevator(s), Parking, Roof Deck, Secured Parking, Snow Removal, Storage, Visitor Parking, Fitness Center, Garbage Chute
Parking Spaces	1

Parking	Parkade, Underground, Titled
---------	------------------------------

Interior

Interior Features	Closet Organizers, Kitchen Island, No Smoking Home, Open Floorplan, Recessed Lighting, Storage, Walk-In Closet(s), Track Lighting
Appliances	Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer, Window Coverings
Heating	Forced Air
Cooling	Central Air
# of Stories	32
Basement	None

Exterior

Exterior Features	Other
Construction	Brick, Concrete, Metal Siding, Stone, Stucco
Foundation	Poured Concrete

Additional Information

Date Listed	September 4th, 2025
Days on Market	61
Zoning	DC

Listing Details

Listing Office	RE/MAX First
----------------	--------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® 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.