



1401, 215 13 Avenue SW  
Calgary, Alberta

MLS # A2299345



**\$375,000**

<b>Division:</b>	Beltline		
<b>Type:</b>	Residential/High Rise (5+ stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	871 sq.ft.	<b>Age:</b>	2009 (17 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Parkade, Titled		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	See Remarks	<b>Condo Fee:</b>	\$ 766
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Wood Frame	<b>Zoning:</b>	DC
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Ceiling Fan(s), Elevator, Kitchen Island, No Animal Home, No Smoking Home, Quartz Counters, Storage		

**Inclusions:** n/a

Experience urban living at its finest in this beautifully maintained 2-bedroom residence located on the 14th floor of the prestigious Union Square building. This unit offers breathtaking city views through floor-to-ceiling windows and an open-concept layout that maximizes natural light. The modern kitchen features granite countertops and stainless steel appliances, flowing seamlessly into a spacious living area—perfect for entertaining. Both bedrooms are generously sized, providing comfort and style in one of Calgary’s most sought-after locations. Key Features: Prime Location: Steps away from top-rated restaurants, cafes, and Central Memorial Park. Spectacular Views: Elevated 14th-floor position overlooking the vibrant Beltline. 1 underground parking space & storage Ready for Move-in: Meticulously cared for and available for quick possession.