

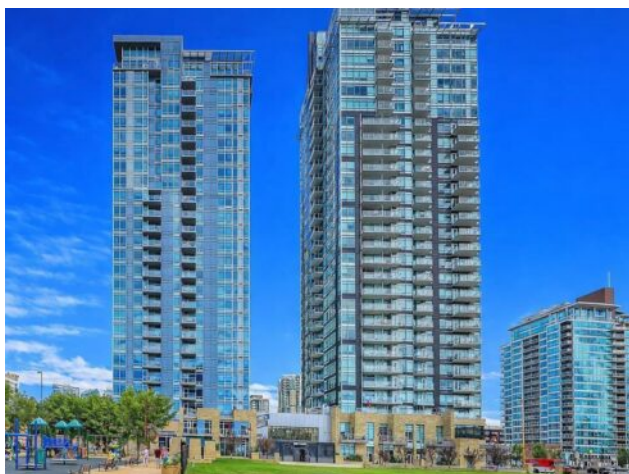


**GRASSROOTS**  
REALTY GROUP

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2305, 215 13 Avenue SW  
Calgary, Alberta

MLS # A2329039



**\$379,900**

|           |                                    |        |                   |
|-----------|------------------------------------|--------|-------------------|
| Division: | Beltline                           |        |                   |
| Type:     | Residential/High Rise (5+ stories) |        |                   |
| Style:    | Apartment-Single Level Unit        |        |                   |
| Size:     | 907 sq.ft.                         | Age:   | 2009 (17 yrs old) |
| Beds:     | 2                                  | Baths: | 2                 |
| Garage:   | Parkade, Underground               |        |                   |
| Lot Size: | -                                  |        |                   |
| Lot Feat: | -                                  |        |                   |

|             |                                                                                                    |            |        |
|-------------|----------------------------------------------------------------------------------------------------|------------|--------|
| Heating:    | Fan Coil                                                                                           | Water:     | -      |
| Floors:     | Ceramic Tile, Hardwood                                                                             | Sewer:     | -      |
| Roof:       | -                                                                                                  | Condo Fee: | \$ 778 |
| Basement:   | -                                                                                                  | LLD:       | -      |
| Exterior:   | Brick, Concrete                                                                                    | Zoning:    | DC     |
| Foundation: | -                                                                                                  | Utilities: | -      |
| Features:   | Closet Organizers, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Stone Counters |            |        |

Inclusions: NA

Experience the best of Beltline living from the 23rd floor of Union Square, where expansive city views and an unbeatable location come together in this beautifully refreshed 2-bedroom, 2-bathroom home. Offering 907 square feet of well-planned living space, this bright residence has been freshly painted and is ready for its next owner to move in and enjoy. The open-concept interior is filled with natural light thanks to floor-to-ceiling windows that showcase sweeping, unobstructed views of downtown Calgary. The spacious living and dining areas provide plenty of room to entertain or simply relax while taking in the ever-changing cityscape. The kitchen is equipped with granite countertops and generous cabinetry, while a built-in office area adds valuable flexibility for working from home. The split-bedroom design places the two bedrooms on opposite sides of the main living area, offering privacy and functionality. Both bedrooms are well sized and are complemented by two full bathrooms, making this an excellent option for a professional couple, roommates, guests, or anyone looking for a comfortable downtown home. Enjoy the added comfort of central air conditioning, along with the convenience of in-suite laundry, tiled heated underground parking, and a private storage locker. Step onto the spacious 13' x 5' balcony to enjoy your morning coffee, unwind after a busy day, or take in the spectacular skyline and city lights. Union Square is a well-maintained concrete pet-friendly condominium with secure underground parking, bicycle storage, visitor parking, and professional management. Its location puts you within easy reach of everything that makes the Beltline such a desirable place to call home, including the restaurants, caf&eacute;s, First Street Market, shops of 17th Avenue, the Elbow and Bow River pathways, Stampede Park, the Saddledome, MNP Sport Centre, and the

downtown core. Convenient C-Train access makes getting around the city simple. With its elevated position, fresh paint, generous layout, private balcony, and exceptional walkability, this is a fantastic opportunity to own a bright and comfortable home in one of Calgary's most vibrant neighbourhoods.