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GRASSROOTS
REALTY GROUP

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204, 215 13 Avenue SW
Calgary, Alberta

MLS # A2251926

$329,988

Division:	Beltline
Type:	Residential/High Rise (5+ stories)
Style:	Apartment-Single Level Unit

Size:	833 sq.ft.	**Age:**	2009 (17 yrs old)
Beds:	2	**Baths:**	1

Garage:	Parkade, Underground
Lot Size:	-
Lot Feat:	-

Heating:	Fan Coil, Natural Gas	**Water:**	-
Floors:	Carpet, Tile	**Sewer:**	-
Roof:	-	**Condo Fee:**	$ 728
Basement:	-	**LLD:**	-
Exterior:	Brick, Concrete, Metal Siding	**Zoning:**	DC
Foundation:	-	**Utilities:**	-

Features: Chandelier, Closet Organizers, Granite Counters, Kitchen Island, No Smoking Home, Open Floorplan, Storage

Inclusions: N/A

Stylish Urban Condo in Union Square where contemporary design meets an unbeatable location in this executive CONCRETE building. This exceptional one-bedroom plus den condo offers over 830 square feet of well-planned living space in a unique and functional layout. The open-concept layout showcases an inviting kitchen, dining area, and great room that flow seamlessly together, while the spacious primary bedroom with walk-in closet and versatile den—ideal as a home office or guest room—offer comfort and flexibility. Modern finishes include granite countertops, maple cabinetry, and stainless steel appliances. Additional conveniences include air conditioning, in-suite laundry (machines replaced in 2024), a balcony that expands your living space, a separate storage unit down the hall, and OVERSIZED underground TITLED parking steps from the elevator. The monthly condo fees include gas, water, insurance, window cleaning, heat, bike storage, and more. Located in the heart of Calgary’s Beltline, you’re just steps from First Street Market, cafes, restaurants, and shops, with Stampede Park, Haultain Park, and the Saddledome all within easy walking distance. Commuting is effortless—walk to downtown, gyms, hop on the LRT, or explore nearby pathways and green spaces. Floor plans and a 3D tour are readily available, providing a glimpse into this chic condo!