

**1406, 215 13 Avenue SW**  
**Calgary, Alberta**

**MLS # A2288896**



**\$374,900**

<b>Division:</b>	Beltline		
<b>Type:</b>	Residential/High Rise (5+ stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	909 sq.ft.	<b>Age:</b>	2009 (17 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 778
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Mixed	<b>Zoning:</b>	DC
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Closet Organizers, Kitchen Island, Open Floorplan, Walk-In Closet(s)		

**Inclusions:** n/a

Welcome to Union Square, a premier complex located in the downtown community of Beltline. This unit offers over 900 sq ft of living space with 2 bedrooms, 2 full baths, and a secured underground parking stall. Step inside and you will be greeted with beautiful laminate flooring and an open concept layout. Floor to ceiling windows allow plenty of natural sunlight in to brighten up the space. The contemporary kitchen is equipped with wood cabinetry, modern backsplash, granite countertops, a kitchen island, and stainless-steel appliances. A door from the dining area gives access to the spacious private balcony where you can relax and enjoy city views. There are two generously sized bedrooms with large windows, including the primary bedroom that features 3-piece ensuite and large walk-in closet with organizers. Another 4-piece bathroom and an in-unit laundry provide added convenience, making this home the epitome of comfortable living. This unit also comes with a titled underground secured parking and assigned storage locker. Experience urban living at its finest with proximity to trendy shops and restaurants nearby. Close to schools, parks, playgrounds, and public transportation. Whether you're searching for an excellent home or an outstanding investment opportunity, this remarkable property caters to both. Book your private viewing today!