

**2104, 215 13 Avenue SW**  
**Calgary, Alberta**

**MLS # A2296490**



**\$395,000**

<b>Division:</b>	Beltline		
<b>Type:</b>	Residential/High Rise (5+ stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	881 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, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 803
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete	<b>Zoning:</b>	DC
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	High Ceilings, Open Floorplan, Quartz Counters, Walk-In Closet(s)		

**Inclusions:** N/A

Perched on the 21st floor of Union Square, this bright, sun-soaked 2-bedroom condo delivers the kind of views that stop you mid-sentence&mdash;unobstructed city skyline rolling straight into the Rocky Mountains, all framed by walls of glass. Morning coffee hits different up here. So does everything else. Below you? The calm, green escape of Haultain Park. Around you? The pulse of Calgary&rsquo;s inner city. You&rsquo;re steps to the core&mdash;office towers, C-Train, 17th Ave, 4th Street, Stephen Ave, the Saddledome&mdash;yet somehow still tucked into the charm of First Street Village. It&rsquo;s that rare balance: energy when you want it, quiet when you need it. Inside, the space keeps up. Airy 9&rsquo; ceilings. Floor-to-ceiling windows that flood every corner with natural light. Clean, modern finishes with custom maple cabinetry, flip-up uppers, under-cabinet lighting, and sleek pearl granite countertops. Stainless steel appliances, recessed lighting, blackout luxury blinds for when the city finally powers down. You&rsquo;ve got in-suite laundry, a titled parking stall, and private storage&mdash;because convenience matters just as much as style. This is the kind of place where you feel connected&mdash;to the city, the views, and everything in between. Opportunities like this in Victoria Park don&rsquo;t tend to sit around.