

1401, 215 13 Avenue SW
Calgary, Alberta

MLS # A2299345



\$375,000

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

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Vinyl Plank	Sewer:	-
Roof:	See Remarks	Condo Fee:	\$ 766
Basement:	-	LLD:	-
Exterior:	Brick, Wood Frame	Zoning:	DC
Foundation:	Poured Concrete	Utilities:	-
Features:	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.