

1901, 215 13 Avenue SW
Calgary, Alberta

MLS # A2299741



\$375,000

Division:	Beltline		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	880 sq.ft.	Age:	2009 (17 yrs old)
Beds:	2	Baths:	2
Garage:	Parkade, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	-	Condo Fee:	\$ 766
Basement:	-	LLD:	-
Exterior:	Brick, Concrete, Stucco	Zoning:	DC
Foundation:	-	Utilities:	-
Features:	High Ceilings, Kitchen Island		

Inclusions: none

A spacious corner unit in the heart of downtown Calgary with unobstructed views of the skyline and the iconic Bow Tower. This 2-bedroom, 2-bathroom home offers a functional layout with both bedrooms featuring their own ensuites, ideal for privacy and flexible living. Filled with natural light from floor-to-ceiling windows, the unit features granite countertops, maple cabinetry, hardwood flooring, 9-foot ceilings, air conditioning, stainless steel appliances, and in-unit laundry. Enjoy a gas BBQ hookup for easy outdoor entertaining. Titled, heated underground parking is included, along with visitor parking. Walk to work and enjoy everything downtown has to offer shopping, restaurants, nightlife, plus nearby amenities like a tennis court and playground. The building also features 1st Street Market right on site for added everyday convenience. Book your showing today!