

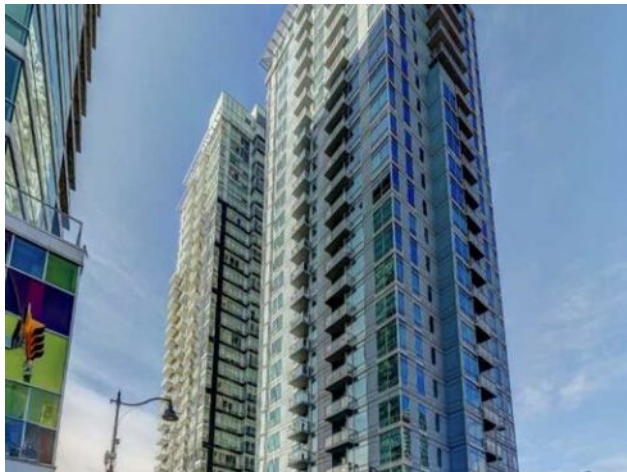


**GRASSROOTS**  
REALTY GROUP

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**703, 215 13 Avenue SW**  
**Calgary, Alberta**

**MLS # A2213509**



**\$429,900**

<b>Division:</b>	Beltline		
<b>Type:</b>	Residential/High Rise (5+ stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	890 sq.ft.	<b>Age:</b>	2009 (16 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Heated Garage, Secured, Titled, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Fan Coil, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 763
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete	<b>Zoning:</b>	DC
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Elevator, Granite Counters, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, See Remarks, Storage		
<b>Inclusions:</b>	n/a		

Welcome to one of the most desirable units in the Union Square building &mdash; a stunning NW corner end unit offering exceptional views of Haultain Park, the Rocky Mountains, Calgary Tower, and the downtown skyline. This rare vantage point brings together the best of the city's scenery, right outside your floor-to-ceiling windows. Step inside and experience the bright, open layout accentuated by lofty ceilings and an abundance of natural light. The contemporary kitchen is a true showstopper, featuring stainless steel appliances, a generously sized island perfect for entertaining or casual dining, and a layout typically found in million-dollar homes. Just off the kitchen, you'll find a built-in nook &mdash; ideal for a home office or additional storage. The flooring throughout combines sleek tile with luxurious high-end carpet that feels incredible underfoot. Step out onto your private balcony with a gas BBQ hookup and enjoy your morning coffee or evening glass of wine while overlooking the peaceful greenery of historic Haultain Park with partial mountain views. The spacious primary suite is a private retreat, complete with a walk-in closet and a spa-inspired ensuite. The second bedroom is equally roomy, offering cheater ensuite access to the second full bathroom for added convenience. Additional features include in-suite laundry, titled and secured underground parking, and even a large storage locker. Location is everything, and this one scores a Walk Score of 93 &mdash; close to the C-Train, Stampede Grounds, river, pathways, and all the amenities of Calgary's downtown core, yet perfectly tucked away from the hustle and bustle. This is urban living at its best &mdash; stunning design, unbeatable views, and a location that's second to none.

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