



GRASSROOTS
REALTY GROUP

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1201, 215 13 Avenue SW
Calgary, Alberta

MLS # A2249738



\$389,990

Division:	Beltline		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	881 sq.ft.	Age:	2009 (16 yrs old)
Beds:	2	Baths:	2
Garage:	Secured, Stall, Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Fan Coil, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl	Sewer:	-
Roof:	-	Condo Fee:	\$ 766
Basement:	-	LLD:	-
Exterior:	Brick, Concrete, Metal Siding , Mixed, Stone	Zoning:	DC
Foundation:	-	Utilities:	-
Features:	Built-in Features, Granite Counters, Kitchen Island, Open Floorplan, Stone Counters, Storage, Walk-In Closet(s)		

Inclusions: NONE

Downtown living at its finest! This 12th-floor condo in Union Square delivers unbeatable city views and a location that puts you right in the middle of Calgary's vibrant Beltline community. Whether you're looking for a stylish home base or a place to entertain, this unit checks all the boxes. The open-concept layout is filled with natural light thanks to floor-to-ceiling windows that showcase panoramic skyline views. The kitchen is designed for both function and style, offering a full-sized layout with a large island and bar seating—perfect for quick bites or hosting friends. The living area flows seamlessly onto your private balcony, where you can soak in the energy of downtown. Each bedroom is a private retreat, positioned on opposite sides of the condo. The primary features a walk-in closet and modern 3-piece ensuite, while the second bedroom enjoys its own 4-piece bath and the convenience of in-suite laundry. Both capture sweeping city views you'll never get tired of. Extra perks include 9' ceilings, central A/C, titled underground parking, a storage locker, and secure bike storage. Step outside and you're surrounded by the Beltline's best—trendy restaurants, cafés, nightlife, parks, and easy access to the core. This is more than a condo; it's a lifestyle. Unit 1201 is move-in ready. Book a showing today and see how downtown living was meant to be experienced.