



GRASSROOTS
REALTY GROUP

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1006, 215 13 Avenue SW
Calgary, Alberta

MLS # A2259137



\$419,999

Division:	Beltline		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	910 sq.ft.	Age:	2009 (16 yrs old)
Beds:	2	Baths:	2
Garage:	Heated Garage, Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Fan Coil, Natural Gas	Water:	-
Floors:	Carpet, Tile	Sewer:	-
Roof:	-	Condo Fee:	\$ 778
Basement:	-	LLD:	-
Exterior:	Concrete	Zoning:	DC
Foundation:	-	Utilities:	-
Features:	Kitchen Island, No Animal Home, No Smoking Home, Storage, Walk-In Closet(s)		

Inclusions: N/A

Welcome to Unit #1006 at Union Square – a stylish 2-bedroom, 2-bath SE-facing corner condo on the 10th floor with sweeping city, park and Stampede firework views from your own balcony. Perfect for downtown professionals, young families, or first-time buyers who want an active, walkable lifestyle with Calgary's best at their doorstep. Inside, the open-concept layout with FLOOR-TO-CEILING windows fills the space with natural light and showcases stunning city views that sparkle at night. The chef-inspired kitchen features NEW STAINLESS-STEEL appliances (2024), a granite island, modern cabinetry, and glass tile backsplash – ideal for cooking and entertaining. The living area flows seamlessly to your private balcony, the perfect spot to unwind or watch the fireworks. The primary retreat offers a generous walk-in closet and private ensuite, while the second bedroom is perfect for family, guests, or a home office. Additional highlights include 9'squo; ceilings, air conditioning, titled UNDERGROUND PARKING, extra STORAGE, and condo fees that cover gas, water, heat, insurance and more for hassle-free living. Step outside to a vibrant community with a large park, playground, and tennis courts right across the street, plus First Street Market, trendy restaurants, nightlife, and the Stampede Grounds just steps away. Whether you walk to work downtown, hop on the C-Train, or enjoy Calgary's best dining and entertainment, Union Square puts you at the heart of it all. This move-in-ready condo combines modern design, unbeatable location, and an active lifestyle. Book your private showing today!