



GRASSROOTS
REALTY GROUP

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**1005, 215 13 Avenue SW
Calgary, Alberta**

MLS # A2279929



\$369,900

| | | | |
|------------------|------------------------------------|---------------|-------------------|
| Division: | Beltline | | |
| Type: | Residential/High Rise (5+ stories) | | |
| Style: | Apartment-Single Level Unit | | |
| Size: | 906 sq.ft. | Age: | 2009 (17 yrs old) |
| Beds: | 2 | Baths: | 2 |
| Garage: | Heated Garage, Parkade, Titled | | |
| Lot Size: | - | | |
| Lot Feat: | - | | |

| | | | |
|--------------------|-------------------------------------------------|-------------------|--------|
| Heating: | Fan Coil, Natural Gas | Water: | - |
| Floors: | Carpet, Ceramic Tile | Sewer: | - |
| Roof: | - | Condo Fee: | \$ 778 |
| Basement: | - | LLD: | - |
| Exterior: | Concrete, Stone | Zoning: | DC |
| Foundation: | - | Utilities: | - |
| Features: | Granite Counters, High Ceilings, Kitchen Island | | |

Inclusions: N/A

10th-floor SW corner 2-bed, 2-bath unit at Union Square, backing onto Haultain Park with stunning Beltline views. Bright open layout with floor-to-ceiling windows, 9-ft ceilings, and oversized balcony. Gourmet kitchen features stainless steel appliances, granite countertops, pantry, and built-in desk. Primary bedroom with full ensuite plus convenient 3 pcs ensuite. Includes secure titled underground parking, visitor parking, and storage unit. Prime First Street Village location—walk to downtown offices, 17th Ave, 4th St, Stephen Ave, C-Train, Saddledome, and MNP Centre.