



1703, 215 13 Avenue SW
Calgary, Alberta

MLS # A2282483



\$399,900

Division: Beltline

Type: Residential/High Rise (5+ stories)

Style: Apartment-Single Level Unit

Size: 895 sq.ft. **Age:** 2009 (17 yrs old)

Beds: 2 **Baths:** 2

Garage: Underground

Lot Size: -

Lot Feat: -

Water: -

Sewer: -

Condo Fee: \$ 766

LLD: -

Zoning: DC

Utilities: -

Heating: Fan Coil **Floors:** Laminate, Tile **Roof:** - **Basement:** - **Exterior:** Brick, Concrete, Metal Siding , Mixed **Foundation:** - **Features:** Bar, Double Vanity, High Ceilings, No Smoking Home, Open Floorplan, See Remarks, Stone Counters, Walk-In Closet(s)

Inclusions: mirror in primary bathroom

If you've been searching for a thoughtfully updated inner-city condo with an ideal layout and west-facing views, this could be the one. Welcome to Unit 1703 in Union Square, a well-run concrete building in the heart of Calgary's Beltline. This bright and spacious 2-bedroom, 2-bathroom home offers 889 sq ft of functional living space with bedrooms smartly positioned on opposite sides of the main living area, perfect for privacy, guests, or a work-from-home setup. The open-concept living, dining, and kitchen space is flooded with natural light thanks to floor to ceiling windows and the west-facing exposure, offering beautiful afternoon light and incredible sunset views. The home has been extensively upgraded with features uncommonly found in this building, including new laminate plank flooring throughout, fully renovated bathrooms with new vanities, mirrors, tile flooring, and fixtures, and the removal of all textured ceilings, now flat and modern throughout the entire unit. The kitchen is complemented by a custom espresso bar with matching granite and cabinetry. The entryway features new tile flooring, and additional tile extends from the primary bathroom into the primary closet. In the primary closet, wire shelving has been replaced with custom built-ins with rods and drawers. Additional improvements include upgraded lighting fixtures throughout, a living room sconce, LED pot lights, a dedicated reading light on a separate circuit near the sofa, and blackout blinds in the primary bedroom. Major appliances have also been updated, including a newer washer and dryer in 2022, a newer fridge in 2022, and a new dishwasher in 2025, offering peace of mind for years to come. Union Square is a pet friendly building, known for its solid construction, strong management, and unbeatable location. From here, you can walk downtown, enjoy the restaurants and cafes

along 1st Street SW, or explore everything 17th Avenue has to offer. Whether you are heading to work, meeting friends, or running errands, this is inner-city living at its best. This is an exceptional opportunity for first-time buyers, professionals, or anyone looking for a stylish, move-in-ready condo in one of Calgary's most walkable neighbourhoods. Book your private showing today.