



**1401, 215 13 Avenue SW
Calgary, Alberta**

MLS # A2287726



\$399,888

Division:	Beltline	
Type:	Residential/High Rise (5+ stories)	
Style:	Apartment-Single Level Unit	
Size:	885 sq.ft.	Age: 2009 (17 yrs old)
Beds:	2	Baths: 2
Garage:	Underground	
Lot Size:	-	
Lot Feat:	-	

Heating:	Central	Water:	-
Floors:	Vinyl Plank	Sewer:	-
Roof:	-	Condo Fee:	\$ 751
Basement:	-	LLD:	-
Exterior:	Concrete	Zoning:	DC
Foundation:	-	Utilities:	-
Features:	Breakfast Bar, Elevator, High Ceilings, Kitchen Island		

Inclusions:	N/A
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This revamped Union Square condo captures the essence of modern urban sophistication. Lofty ceilings and expansive windows flood the space with natural light while framing breathtaking views of Downtown Calgary. The kitchen is a contemporary masterpiece, featuring an industrial-chic design with a black, white, and stainless-steel color palette. The upgraded light grey vinyl plank floors and statement lighting, including funky track lights and a bold chandelier, add a trendy edge to the space. The kitchen boasts a sleek stainless-steel-look countertop, offering a stylish modern update over its original quartz finish. A generous island invites socializing and casual dining, seamlessly flowing into the open-concept living area. Here, a built-in nook provides a versatile space for a home office or extra storage. Step out onto the private balcony for sweeping city views, from the iconic Calgary Tower to the bustling Stampede grounds. The primary suite is a retreat, complete with a walk-in closet and a spa-like ensuite featuring a vessel sink and glass-enclosed shower. The second bedroom is equally spacious, with jack-and-jill access to the main bathroom, ensuring privacy and convenience for guests or roommates. In-suite laundry adds to the effortless lifestyle this home provides. Located in the heart of the Beltline, this condo offers secured underground parking and unbeatable walkability. With a walkscore of 93, you're just steps away from renowned bars, restaurants like Ten Foot Henry, Midtown, and Proof, as well as parks, grocery stores, fitness centers, and the C-train. The river pathways and Stampede grounds are also within easy reach, making this an ideal home for modern city dwellers. Schedule your viewing today to experience contemporary Beltline living at its finest!