



903, 215 13 Avenue SW  
Calgary, Alberta

MLS # A2297157



**\$359,900**

<b>Division:</b>	Beltline		
<b>Type:</b>	Residential/High Rise (5+ stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	898 sq.ft.	<b>Age:</b>	2009 (17 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Parkade, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Ceramic Tile, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 778
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Concrete	<b>Zoning:</b>	DC
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Granite Counters, Kitchen Island, No Smoking Home		

**Inclusions:** NA

DESIRABLE NW CORNER 2 BEDROOM, 2 BATH UNIT, FLOOR TO CEILING WINDOWS with 9 foot CEILINGS. Enjoy the 270 degree views spanning the downtown skyline, Haultian Park and the mountains. Very desirable location with the west views directly overlooking the park-enjoy an evening beverage from the covered balcony or BBQ using the convenient gas line. The bedrooms are separated by the living room, at opposite ends of the condo, for added privacy Excellent finishing inside the unit with granite counters, eating bar area, glass backsplash and SS appliances(fridge less than 2 years old). Enjoy warm summer nights with comfortable central AC, and park conveniently in the heated underground parkade, with additional storage. Classy corner, primary bedroom with an enormous walk in shower. The second bedroom is a wonderful option as a bedroom or a home office with a view. Laminate and tile floors are easy to clean and durable. In suite laundry in a closet as part of the main bath is both functional and practical. Ideal location with only a 15 minute walk to the downtown core, steps away from restaurants, shops, C-train and Stampede Park venues. All this and a park, playground, updated tennis courts right out your door makes inner city living at UNION SQUARE feel like home.