



1401, 215 13 Avenue SW
Calgary, Alberta

MLS # A2133699



\$469,900

Division:	Beltline		
Type:	Residential/High Rise (5+ stories)		
Style:	High-Rise (5+)		
Size:	885 sq.ft.	Age:	2009 (15 yrs old)
Beds:	2	Baths:	2
Garage:	Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Fan Coil, Natural Gas	Water:	-
Floors:	Laminate	Sewer:	-
Roof:	-	Condo Fee:	\$ 751
Basement:	-	LLD:	-
Exterior:	Concrete, Metal Siding	Zoning:	DC
Foundation:	-	Utilities:	-
Features:	Breakfast Bar, High Ceilings, Kitchen Island, Open Floorplan, Soaking Tub, Storage		

Inclusions: none

This revamped Union Square condo epitomizes the epitome of urban living. Its soaring ceilings and expansive windows frame mesmerizing Downtown vistas, while the sleek kitchen exudes industrial-chic charm with its black, white, and stainless-steel motif. A generous island beckons for gatherings, complemented by trendy light grey vinyl plank floors and upgraded lighting fixtures, including funky track lights and a distinctive chandelier above the dining zone. The kitchen counter boasts a sleek stainless-steel appearance, enhanced with a modern touch through the application of a stainless-look sticker. Originally quartz counter-top. The spacious living area effortlessly accommodates guests and boasts a built-in nook perfect for additional storage or a workstation. Step out onto the balcony to behold panoramic views stretching from the Calgary Tower to the north, all the way to the Stampede grounds in the south. The master suite boasts a walk-in closet and a luxurious ensuite featuring a vessel sink and a glass-enclosed shower. Meanwhile, the equally spacious second bedroom shares convenient jack-and-jill access with the main bathroom, complete with in-suite laundry—ideal for couples or roommates. This building offers secured underground parking and resides in the vibrant heart of the Beltline. Just steps away, discover an array of premier bars, pubs, and eateries such as Midtown, Proof, and Ten Foot Henry. Explore the abundance of amenities nearby, from parks and groceries to fitness centers and the iconic Stampede grounds. With an enviable walkscore of 93, enjoy easy access to downtown river pathways or hop on the C-train for seamless citywide connections. Experience this urban gem firsthand—schedule your viewing today!