



2205, 215 13 Avenue SW
Calgary, Alberta

MLS # A2144466



\$474,000

Division:	Beltline		
Type:	Residential/High Rise (5+ stories)		
Style:	High-Rise (5+)		
Size:	904 sq.ft.	Age:	2009 (15 yrs old)
Beds:	2	Baths:	2
Garage:	Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Fan Coil, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Tar/Gravel	Condo Fee:	\$ 729
Basement:	None	LLD:	-
Exterior:	Brick, Concrete, Metal Siding	Zoning:	DC
Foundation:	Poured Concrete	Utilities:	-
Features:	High Ceilings, No Animal Home, No Smoking Home		
Inclusions:	N/A		

Welcome to Union Square located in the heart of beltline; a beautiful high-rise encompassed by parks, playgrounds and tennis courts. As you step inside the property, spanning over 900 sqft with 9 ft. ceilings, you are greeted by downtown views from every room through the floor-to-ceiling windows. This unit offers 2 bedrooms and 2 bathrooms, in-suite laundry, a titled underground parking stall and an assigned storage locker. The spacious primary bedroom features a 3-piece ensuite and walk-in closet, as well as beautiful views of the Calgary tower. The second bedroom is conveniently located next to the 4 piece bathroom, which also provides access to the laundry room. The kitchen is fitted with granite counters and an island, as well as stainless steel appliances and a pull-out pantry. This apartment has it all. Call your favorite agent today and book your showing!