



807, 215 13 Avenue SW  
Calgary, Alberta

MLS # A2152942



**\$335,000**

<b>Division:</b>	Beltline		
<b>Type:</b>	Residential/High Rise (5+ stories)		
<b>Style:</b>	Apartment		
<b>Size:</b>	650 sq.ft.	<b>Age:</b>	2009 (15 yrs old)
<b>Beds:</b>	1	<b>Baths:</b>	1
<b>Garage:</b>	Stall, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Fan Coil, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 566
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Concrete	<b>Zoning:</b>	dc
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Closet Organizers, Double Vanity, Granite Counters, Kitchen Island, No Animal Home, No Smoking Home		

**Inclusions:** TV, TV bracket

Embrace urban living at its finest in this one-bedroom, one-bathroom condo located in the coveted Union Square building. Enjoy unparalleled convenience with First Street market and a variety of restaurants just steps away. Overlooking Haultain Park, the condo offers access to tennis courts, park space, and a playground. Additional amenities like Starbucks, yoga, and a gym are right at your fingertips. Inside, floor-to-ceiling windows flood the space with natural light, while a built-in desk provides the perfect spot for work-from-home days. This unit has such a nice floorplan. The bedroom boasts dual closets for ample storage. With air conditioning, a separate storage locker, and underground titled parking, this condo offers comfort and convenience in one ideal package. You will love living here.