



**1506, 215 13 Avenue SW  
Calgary, Alberta**

**MLS # A2155864**



**\$439,000**

<b>Division:</b>	Beltline		
<b>Type:</b>	Residential/High Rise (5+ stories)		
<b>Style:</b>	High-Rise (5+)		
<b>Size:</b>	920 sq.ft.	<b>Age:</b>	2009 (15 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Heated Garage, Parkade, Titled, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	Corner Lot, Level, Views		

<b>Heating:</b>	Fan Coil, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 763
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Metal Siding , Stone	<b>Zoning:</b>	DC
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Kitchen Island, See Remarks		

**Inclusions:** N/A

At Union Square, it's all about the lifestyle. Discover the ultimate urban experience in this stunning 2-bedroom, 2-bathroom corner condo on the 15th floor of Union Square, nestled in the heart of Calgary's vibrant Beltline community. This modern residence offers breathtaking city and mountain views through expansive 9' wrap-around windows, filling the space with abundant natural light. The sleek kitchen features maple cabinets, granite countertops, stainless steel appliances, and a convenient pantry, while the open layout includes a built-in desk and distinctive sliding glass barn doors in each bedroom, adding a touch of contemporary style. The master suite boasts a walk-in closet and a private ensuite, while the second bedroom offers a walk-through closet and a 3-piece bathroom. Recent updates include a new dishwasher, washer & dryer, built-in shelving, and updated laminated vinyl flooring. Step out onto a large south-facing balcony with a gas hookup, and enjoy the convenience of secured heated underground parking, assigned storage, air conditioning, in-suite laundry, and access to a bike room. Union Square is a well-built and ideally located building, backing onto Haltain Park and within walking distance to tennis courts, Talisman Centre, the Stampede grounds, and the bustling amenities of 17th Ave. Perfectly situated just blocks from downtown, this condo places you steps away from Calgary's finest restaurants, cafes, shopping, and nightlife, offering the ideal blend of convenience and comfort. ?? Key Features: &bull; 2 Bedrooms, 2 Bathrooms &bull; 15th-Floor Corner Unit &bull; 9' Wrap-Around Windows with City & Mountain Views &bull; Modern Kitchen with Granite Countertops &bull; Master Suite with Walk-In Closet & Ensuite &bull; Large South Balcony with Gas Hookup &bull; Secure Underground Parking & Storage &bull; Air Conditioning & In-Suite Laundry

• Steps from Downtown, Restaurants, Cafes, Tennis Courts, and More! For more details or to schedule a viewing, contact us today!