

**1801, 215 13 Avenue SW  
Calgary, Alberta**

**MLS # A2170005**



**\$434,000**

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

**Heating:** Fan Coil, Natural Gas

**Water:** -

**Floors:** Concrete

**Sewer:** -

**Roof:** -

**Condo Fee:** \$ 751

**Basement:** -

**LLD:** -

**Exterior:** Brick, Concrete, Metal Siding , Stone

**Zoning:** DC

**Foundation:** -

**Utilities:** -

**Features:** Breakfast Bar, Granite Counters, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan

**Inclusions:** N/A

Living at Union Square is just like living on a luxury cruise liner in the heart of the Calgary's Beltline district. This exceptional 900 SF, 2-bedroom, 2-bathroom condominium offers a truly unique urban experience, with stunning, unobstructed views of Calgary's iconic skyline, including the Calgary Tower, and is surrounded an abundance of incredible eateries, pubs, shops, fine dining, and amenities at its doorstep. Imagine waking up every day to the shimmering cityscape right from the comfort of your own home! Step into the open-concept living space where lofty 9' ceilings and floor-to-ceiling windows flood the unit with natural light. The modern kitchen not only impresses with its sleek blonde cabinetry, granite countertops, and stainless-steel appliances but also features a center island with seating and a convenient built-in desk, adding a touch of functionality to the heart of your home. There's also room for a dinette table and chairs, perfect for enjoying meals and conversations about your day. Flowing seamlessly from the kitchen is the bright and airy living room, a perfect space for your cozy sectional couch. Unwind after a busy day on the east-facing balcony, where you'll be treated to breathtaking views of the Calgary Tower, Stampede Park, and the vibrant energy of the city below. During the annual Calgary Stampede, you'll have front-row seats to the fireworks display, making this home the ultimate vantage point for celebrations. The primary bedroom is a serene retreat with a walk-in closet and a private 4-piece ensuite including a spectacular 'shower with a view' of Calgary's skyline. Picture yourself drifting off to sleep as the city lights and sky sparkle in your sightline. The second bedroom is equally spacious and offers direct access to the main 4-piece bathroom, making it feel like its own private suite. The

in-unit laundry with additional shelving is tucked away for added convenience. Included with the unit is a titled underground parking stall located steps from the elevator for ease of access, as well as an assigned storage locker. Union Square's prime location means you're surrounded by some of Calgary's best amenities—Central Memorial Park, Haultain Park (Tennis Courts & Playground), trendy cafés, pubs, fitness studios, boutique hotels, hair & nail salons, art galleries, and world-class dining destinations like Ten Foot Henry, Calcutta Cricket Club, The Beltliner, Pat & Betty, and Union Square's incredible First Street Market with its wonderful wine bar and Al Forno Bakery & Café; to name a few. With easy access to public transit, leave your car behind and explore the vibrant streets or enjoy quick drives to the mountains or Calgary's International Airport. Plus, it's located within the prestigious Western Canada High School zone. This building is also pet friendly with a park (& pet-friendly pub) at your doorstep. Freshly painted and professionally cleaned, this one-of-a-kind urban home is move-in ready and waiting for you to make it yours!