



THE
A-TEAM

**RE/MAX
FIRST**

215 13 Avenue #1401, Calgary T2R 0V6

MLS® #: **A2133699** Area: **Beltline** Listing Date: **05/21/24** List Price: **\$469,900**
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Apartment**
 City/Town: **Calgary**
 Year Built: **2009**

Lot Information

Lot Sz Ar:
 Lot Shape:

Access:
 Lot Feat:
 Park Feat:

Underground

Finished Floor Area

Abv Sqft: **884**
 Low Sqft:
 Ttl Sqft: **884**

DOM

35
Layout
 Beds: **2 (2)**
 Baths: **2.0 (2 0)**
 Style: **High-Rise (5+)**

Parking

Ttl Park: **1**
 Garage Sz:

Utilities and Features

Roof:
 Heating: **Fan Coil,Natural Gas**
 Sewer:
 Ext Feat: **Playground,Storage,Tennis Court(s)**

Construction: **Concrete,Metal Siding**
 Flooring: **Laminate**
 Water Source:
 Fnd/Bsmt:

Kitchen Appl: **Central Air Conditioner,Dishwasher,Electric Oven,Electric Stove,Garage Control(s),Microwave Hood Fan,Refrigerator,Washer/Dryer**
 Int Feat: **Breakfast Bar,High Ceilings,Kitchen Island,Open Floorplan,Soaking Tub,Storage**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Bedroom - Primary	Main	10`5" x 12`7"	Living Room	Main	11`10" x 12`5"
Dining Room	Main	5`3" x 11`9"	Bedroom	Main	10`2" x 11`7"
Kitchen	Main	9`2" x 12`6"	Entrance	Main	5`9" x 4`10"
Walk-In Closet	Main	4`6" x 4`11"	Balcony	Main	9`1" x 5`10"
3pc Ensuite bath	Main	8`0" x 8`0"	4pc Ensuite bath	Main	9`5" x 7`11"

Legal/Tax/Financial

Condo Fee: Title: Zoning:

\$751

Fee Simple

DC

Fee Freq:

Monthly

Legal Desc: 0911532

Remarks

Pub Rmks: **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!**

Inclusions: none

Property Listed By: First Place Realty

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123













