

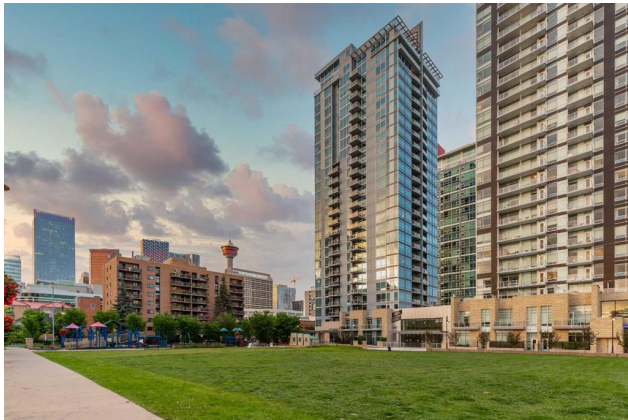


THE  
**A-TEAM**

**RE/MAX  
FIRST**

**215 13 Avenue #2205, Calgary T2R0V6**

MLS® #: **A2144466**      Area: **Beltline**      Listing Date: **07/18/24**      List Price: **\$459,900**  
 Status: **Active**      County: **Calgary**      Change: **-\$14k, 04-Aug**      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: **Titled, Underground**

Finished Floor Area

Abv Sqft: **903**  
 Low Sqft:  
 Ttl Sqft: **903**

DOM

**60**  
Layout  
 Beds: **2 (2 )**  
 Baths: **2.0 (2 0)**  
 Style: **High-Rise (5+)**

Parking

Ttl Park: **1**  
 Garage Sz:

Utilities and Features

Roof: **Tar/Gravel**      Construction: **Brick, Concrete, Metal Siding**  
 Heating: **Fan Coil, Natural Gas**      Flooring: **Carpet, Ceramic Tile, Hardwood**  
 Sewer:      Water Source:  
 Ext Feat: **Balcony**      Fnd/Bsmt: **Poured Concrete**  
 Kitchen Appl: **Dishwasher, Electric Stove, Garage Control(s), Microwave, Washer/Dryer Stacked, Window Coverings**  
 Int Feat: **High Ceilings, No Animal Home, No Smoking Home**  
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Foyer	Main	6`8" x 4`0"	Kitchen	Main	12`8" x 9`0"
Living/Dining Room Combination	Main	19`8" x 10`8"	Balcony	Main	13`8" x 4`6"
Bedroom - Primary	Main	11`4" x 11`2"	Walk-In Closet	Main	6`1" x 4`9"
3pc Bathroom	Main	13`0" x 4`10"	Laundry	Main	4`0" x 2`6"
Bedroom	Main	11`1" x 9`10"	4pc Bathroom	Main	8`2" x 4`11"

Legal/Tax/Financial

Condo Fee:  
**\$729**

Title:  
**Fee Simple**  
Fee Freq:  
**Monthly**

Zoning:  
**DC**

Legal Desc: **0911532**

Remarks

Pub Rmks: **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!**

Inclusions: **N/A**  
Property Listed By: **RE/MAX House of Real Estate**

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