



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**215 13 Avenue #807, Calgary T2R 0V6**

MLS® #: **A2152942**      Area: **Beltline**      Listing Date: **07/26/24**      List Price: **\$330,000**  
 Status: **Active**      County: **Calgary**      Change: **-\$5k, 03-Sep**      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: **Stall, Underground**

Finished Floor Area

Abv Sqft: **650**  
 Low Sqft:  
 Ttl Sqft: **650**

DOM

**52**  
Layout  
 Beds: **1 (1 )**  
 Baths: **1.0 (1 0)**  
 Style: **Apartment**

Parking

Ttl Park: **1**  
 Garage Sz:

Utilities and Features

Roof:  
 Heating: **Fan Coil, Natural Gas**  
 Sewer:  
 Ext Feat: **Balcony**  
 Construction: **Brick, Concrete**  
 Flooring: **Carpet, Ceramic Tile**  
 Water Source:  
 Fnd/Bsmt:  
 Kitchen Appl: **Dishwasher, Electric Stove, Microwave Hood Fan, Washer/Dryer Stacked, Window Coverings**  
 Int Feat: **Closet Organizers, Double Vanity, Granite Counters, Kitchen Island, No Animal Home, No Smoking Home**  
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Living Room	Main	15`11" x 13`11"	Bedroom - Primary	Main	10`8" x 10`7"
Office	Main	2`11" x 3`11"	Kitchen With Eating Area	Main	12`9" x 11`1"
4pc Bathroom	Main	8`11" x 8`6"			

Legal/Tax/Financial

Condo Fee: **\$566**      Title: **Leasehold**      Zoning: **dc**  
 Fee Freq:

**Monthly**

Legal Desc: **0911532**

Remarks

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Pub Rmks: **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.**

Inclusions: **TV, TV bracket**  
Property Listed By: **RE/MAX First**

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