



THE
A-TEAM

**RE/MAX
FIRST**

215 13 Avenue #1506, Calgary T2R 0V6

MLS® #: **A2155864**

Area: **Beltline**

Listing Date: **08/14/24**

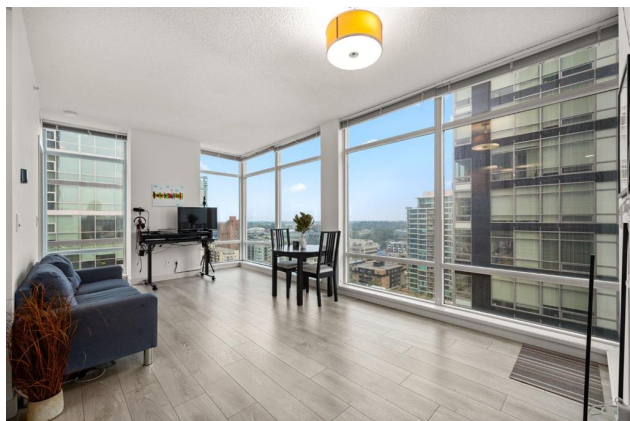
List Price: **\$469,900**

Status: **Active**

County: **Calgary**

Change: **-\$100, 14-Aug**

Association: **Fort McMurray**



General Information

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

Finished Floor Area

Abv Sqft: **919**
Low Sqft:
Ttl Sqft: **919**

Lot Information

Lot Sz Ar:
Lot Shape:

DOM

35
Layout
Beds: **2 (2)**
Baths: **2.0 (2 0)**
Style: **Apartment**

Parking

Ttl Park: **1**
Garage Sz:

Access:

Lot Feat: **Corner Lot,Level,Views**
Park Feat: **Heated Garage,Parkade,Titled,Underground**

Utilities and Features

Roof:
Heating: **Fan Coil,Natural Gas**
Sewer:
Ext Feat: **Balcony**

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

Kitchen Appl: **Dishwasher,Freezer,Garage Control(s),Microwave,Stove(s),Washer/Dryer,Window Coverings**
Int Feat: **Kitchen Island,See Remarks**
Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
3pc Ensuite bath	Main		4pc Bathroom	Main	
Bedroom	Main	11`2" x 10`0"	Dining Room	Main	11`4" x 13`9"
Kitchen	Main	12`7" x 13`10"	Living Room	Main	11`1" x 11`0"
Bedroom - Primary	Main	11`3" x 13`3"			

Legal/Tax/Financial

Condo Fee:
\$763

Title:
Fee Simple

Zoning:
DC

Fee Freq:
Monthly

Legal Desc: **0911532**

Remarks

Pub Rmks: **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: • 2 Bedrooms, 2 Bathrooms • 15th-Floor Corner Unit • 9' Wrap-Around Windows with City & Mountain Views • Modern Kitchen with Granite Countertops • Master Suite with Walk-In Closet & Ensuite • Large South Balcony with Gas Hookup • Secure Underground Parking & Storage • 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!**

Inclusions: **N/A**
Property Listed By: **The Real Estate District**

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