



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**215 13 Avenue #2304, Calgary T2R 0V6**

MLS®#: **A2160017**

Area: **Beltline**

Listing Date: **08/30/24**

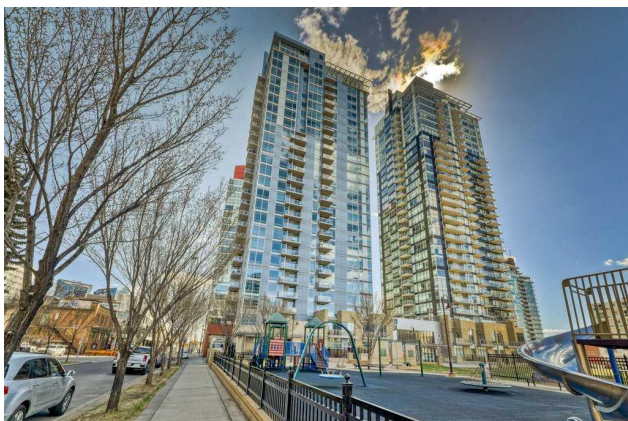
List Price: **\$489,900**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

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

Finished Floor Area

Abv Sqft: **898**  
Low Sqft:  
Ttl Sqft: **898**

DOM

**19**  
Layout  
Beds: **2 (2 )**  
Baths: **2.0 (2 0)**  
Style: **High-Rise (5+)**

Lot Information

Lot Sz Ar:  
Lot Shape:

Parking

Ttl Park: **1**  
Garage Sz:

Access:

Lot Feat:  
Park Feat: **Parkade, Underground**

Utilities and Features

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

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

Kitchen Appl: **Dishwasher, Electric Stove, Garburator, Microwave Hood Fan, Refrigerator, Washer/Dryer Stacked**  
Int Feat: **Built-in Features, Closet Organizers, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Stone Counters, Walk-In Closet(s)**  
Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
<b>3pc Ensuite bath</b>	<b>Main</b>		<b>4pc Ensuite bath</b>	<b>Main</b>	
<b>Bedroom</b>	<b>Main</b>	<b>9`11" x 11`2"</b>	<b>Dining Room</b>	<b>Main</b>	<b>12`8" x 10`9"</b>
<b>Kitchen</b>	<b>Main</b>	<b>16`7" x 12`10"</b>	<b>Living Room</b>	<b>Main</b>	<b>11`9" x 11`0"</b>
<b>Bedroom - Primary</b>	<b>Main</b>	<b>13`3" x 11`2"</b>			

Legal/Tax/Financial

Condo Fee:  
**\$763**

Title:  
**Fee Simple**

Zoning:  
**DC**

Fee Freq:  
**Monthly**

Legal Desc: **0911532**

Remarks

Pub Rmks: **SPECTACULAR VIEWS OF DOWNTOWN // THE ROCKY MOUNTAINS // STAMPEDE PARK // Located up on the 23rd Floor, discover the unparalleled elegance of this 2 BEDROOM, 2 BATH SOUTHWEST CORNER UNIT in Union Square. Expansive floor-to-ceiling glass windows throughout showcase UNOBSTRUCTED VIEWS of Calgary's Downtown, The Rocky Mountains & Stampede Park. GORGEOUS SUNSETS! The open & spacious floor plan, complemented by 9' Ceilings & new Vinyl Plank Flooring allows seamless flow between all rooms, perfect for hosting guests & entertaining friends & family. The Kitchen offers Granite Countertops, a large Island with seating, glass tile backsplash, Stainless Steel Appliances (including a brand new Refrigerator) & Pantry. A Built-In Desk offers a work-from home space with additional storage. The Primary Bedroom with unobstructed west views includes a 3-Piece En-Suite with Shower, Make-Up Vanity, Storage & Walk-In Closet. Bedroom #2 offers plenty of space with a Walk-Through 4-Piece En-Suite, Closet & access to In-Suite Laundry. Additional Unit features include Central Air Conditioning & Gas hook-up for the BBQ. An underground Titled Parking Stall (oversized!) is included along with a separate Storage Locker. BUILDING AMENITIES INCLUDE: Underground Visitor Parking, Bicycle Storage Room, Welcoming Lobby, Restaurants & Shops. COMMUNITY OFFERS: Pickleball & Tennis Courts, Parks & Playgrounds, Pathways, and additional Shops & Restaurants to include some of Calgary's very best! Perfect for young Professionals & Executives with walking access to major Office Towers, and/or Retirees seeking a sophisticated, Urban Lifestyle. Book a DAYTIME OR EVENING viewing... both are SPECTACULAR!**

Inclusions: **Wall Mirror in Kitchen/Dining Room, Window Coverings-AS IS**

Property Listed By: **RE/MAX Realty Professionals**

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