



THE A-TEAM

RE/MAX FIRST

215 13 Avenue #1201, Calgary T2R 0V6

MLS®#: A2160914 Area: Beltline Listing 08/28/24 List Price: \$449,900
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:

Secured,Stall,Titled,Underground

Finished Floor Area

Abv Sqft: 881
Low Sqft:
Ttl Sqft: 881

DOM

21

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: Balcony

Construction: Brick,Concrete,Metal Siding ,Mixed,Stone
Flooring: Carpet,Ceramic Tile,Vinyl
Water Source:
Fnd/Bsmt:

Kitchen Appl: Dishwasher,Electric Range,Microwave Hood Fan,Refrigerator,Washer/Dryer Stacked,Window Coverings
Int Feat: Built-in Features,Granite Counters,Kitchen Island,Open Floorplan,Stone Counters,Storage,Walk-In Closet(s)
Utilities:

Room Information

Table with 6 columns: Room, Level, Dimensions, Room, Level, Dimensions. Rows include Entrance, Living/Dining Room Combination, 4pc Ensuite bath, 3pc Ensuite bath, Balcony, Kitchen With Eating Area, Bedroom, Bedroom - Primary, Walk-In Closet.

Legal/Tax/Financial

Condo Fee: Title: Zoning:

\$751

Fee Simple

DC

Fee Freq:

Monthly

Legal Desc: **0911532**

Remarks

Pub Rmks: **Welcome to Unit 1201 in the Union Square building, perfectly situated in the vibrant Beltline neighborhood. This stunning 12th-floor condo offers unparalleled views of downtown and the iconic Stampede grounds, providing a breathtaking backdrop to your everyday life. Step inside to discover a bright, open floor plan designed for modern living. The full-size kitchen features a spacious island with seating, making it perfect for casual meals or entertaining guests. The living room is a highlight, with floor-to-ceiling windows that flood the space with natural light and offer sweeping views from every angle. Step out onto your private balcony to soak in the cityscape. On one side of the unit, you'll find a large bedroom complete with a 4-piece ensuite that conveniently houses a stacked laundry unit. On the other side, the primary bedroom awaits, featuring a walk-in closet and a private 3-piece ensuite. Both bedrooms offer stunning views, ensuring that every morning starts with a panorama. This unit comes with a host of premium amenities, including air conditioning, 9' ceilings, titled parking, a storage area, and bike storage. The convenience of in-unit laundry adds to the appeal, making everyday living a breeze. Don't miss out on the opportunity to make this exceptional condo your new home. Check out the virtual tour and book your showing today—available for immediate possession!**

Inclusions: **NONE**
Property Listed By: **2% Realty**

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