

**215 13 Avenue #2106, Calgary T2R 0V6**

MLS® #: **A2161686** Area: **Beltline** Listing Date: **08/30/24** List Price: **\$335,000**  
 Status: **Active** County: **Calgary** Change: **-\$15k, 16-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: **Heated Garage, Parkade, Secured, Stall, Titled, Underground**

DOM

**19**  
Layout  
 Beds: **1 (1)**  
 Baths: **1.0 (1 0)**  
 Style: **High-Rise (5+)**

Parking

Ttl Park: **1**  
 Garage Sz:

Utilities and Features

Roof:  
 Heating: **Fan Coil**  
 Sewer:  
 Ext Feat: **BBQ gas line, Private Entrance**

Construction: **Concrete**  
 Flooring: **Carpet, Ceramic Tile, Hardwood**  
 Water Source:  
 Fnd/Bsmt:

Kitchen Appl: **Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer, Window Coverings**  
 Int Feat: **Breakfast Bar, Built-in Features, Granite Counters, Kitchen Island, Recessed Lighting, Soaking Tub, Track Lighting**  
 Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
<b>Kitchen</b>	<b>Main</b>	<b>12`7" x 8`6"</b>	<b>Living/Dining Room Combination</b>	<b>Main</b>	<b>17`9" x 13`7"</b>
<b>Foyer</b>	<b>Main</b>	<b>7`0" x 4`6"</b>	<b>Laundry</b>	<b>Main</b>	<b>4`0" x 2`5"</b>
<b>Office</b>	<b>Main</b>	<b>4`0" x 3`0"</b>	<b>Bedroom - Primary</b>	<b>Main</b>	<b>10`8" x 10`5"</b>
<b>4pc Bathroom</b>	<b>Main</b>	<b>0`0" x 0`0"</b>			

Legal/Tax/Financial

Condo Fee: **\$566** Title: **Fee Simple** Zoning: **DC**

Fee Freq:  
**Monthly**

Legal Desc: **0911532**

Remarks

Pub Rmks: **Unobstructed eastern views from this 1 bedroom, 1 bath condo on the 21st floor in the Union Square building. The open living space presents hardwood floors & floor to ceiling windows showcasing the living/dining area, convenient built-in computer desk & kitchen that's tastefully finished with granite counter tops, island/eating bar, plenty of storage space & stainless steel appliances. The bedroom provides ample closet space & direct access to the 4 piece bath & laundry area. Other notable features include a private balcony with views to the north & east where you can enjoy unparalleled views of the fireworks during Stampede week, one titled secured underground parking stall, one assigned storage locker plus bike storage in the parkade. Union Square is situated on a designated historical site, steps to First Street Market, Haultain Park, Central Memorial Park, 17th Avenue & 4th Street restaurants, shops & nightlife, Stampede Park, MNP Community & Sport Centre, public transit & walking distance to the downtown core.**

Inclusions: **None**  
Property Listed By: **RE/MAX Real Estate (Central)**

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









