

**215 13 Avenue #1002, Calgary T2R 0V6**

MLS®#: **A2176315** Area: **Beltline** Listing Date: **11/12/24** List Price: **\$349,900**  
 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: **Titled, Underground**

Finished Floor Area

Abv Sqft: **597**  
 Low Sqft:  
 Ttl Sqft: **597**

DOM

**21**  
Layout  
 Beds: **1 (1 )**  
 Baths: **1.0 (1 0)**  
 Style: **Apartment**

Parking

Ttl Park: **1**  
 Garage Sz:

Utilities and Features

Roof:  
 Heating: **Boiler**  
 Sewer:  
 Ext Feat: **Balcony**  
 Construction: **Concrete**  
 Flooring: **Ceramic Tile, Laminat**  
 Water Source:  
 Fnd/Bsmt:  
 Kitchen Appl: **Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer**  
 Int Feat: **Granite Counters, Kitchen Island, Open Floorplan, See Remarks, Walk-In Closet(s)**  
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
4pc Bathroom	Main	4' 11" x 8' 10"	Bedroom	Main	10' 6" x 11' 1"
Dining Room	Main	5' 9" x 12' 6"	Kitchen	Main	6' 11" x 14' 9"
Living Room	Main	12' 8" x 9' 2"	Walk-In Closet	Main	5' 0" x 8' 10"

Legal/Tax/Financial

Condo Fee: **\$505** Title: **Fee Simple** Zoning: **DC**  
 Fee Freq:

Monthly

Legal Desc: 0911532

Remarks

Pub Rmks: **Step into urban sophistication at Union Square, where this beautifully updated 1-bedroom condo on the 10th floor welcomes you with open-concept living and breathtaking cityscape views! Located in one of downtown's most vibrant and historic communities, you're just steps away from the lush green spaces of Haultain Park and Memorial Park Library, both brimming with charm and historical significance. Immerse yourself in the downtown lifestyle, with endless dining, entertainment, and cultural experiences right outside your door. Imagine spending weekends exploring the unique flavors at First Street Market, a trendy food hall filled with local vendors, or unwinding at nearby coffee shops, pubs, and renowned restaurants like Ten Foot Henry and Native Tongues. As you step inside this stylish condo, the upgraded flooring and modern color scheme immediately set a sophisticated tone. The kitchen is a chef's dream with sleek granite counters, stainless steel appliances, and an island perfect for casual dining or entertaining. The living area is flooded with natural light, thanks to floor-to-ceiling windows that showcase those stunning city views. Whether you're enjoying a quiet morning coffee on your oversized balcony or hosting friends for an evening BBQ, this space is perfect for every occasion. The bright bedroom also offers panoramic views, along with a walk-in closet and a chic, 4-piece bathroom featuring granite counters and subway-tiled shower. With a built-in desk space for remote work, central air conditioning, in-suite laundry, and a titled underground parking spot, this condo offers all the conveniences of modern downtown living. Plus, you'll love the nearby public tennis/racquetball courts, fitness centers, and wellness studios like HotShop Yoga. Don't miss your chance to make this exceptional condo your new home. Schedule your showing today and discover the perfect blend of city living and neighborhood charm!**

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

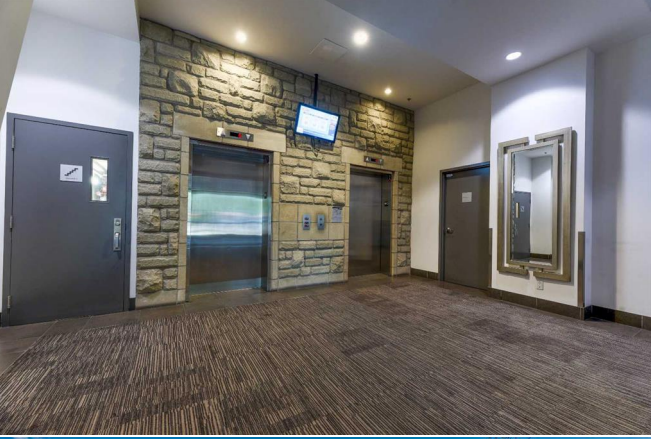
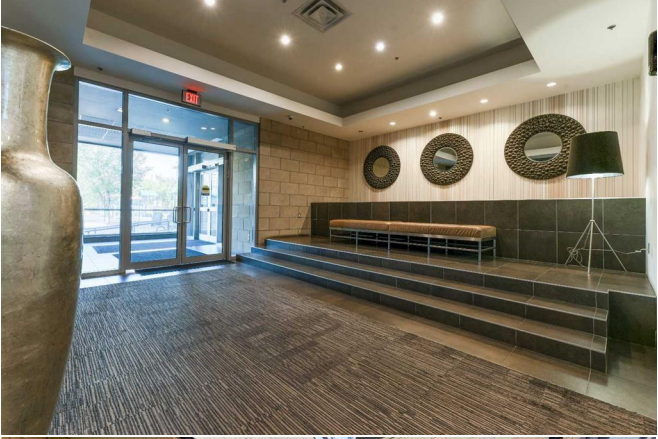
**TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123**



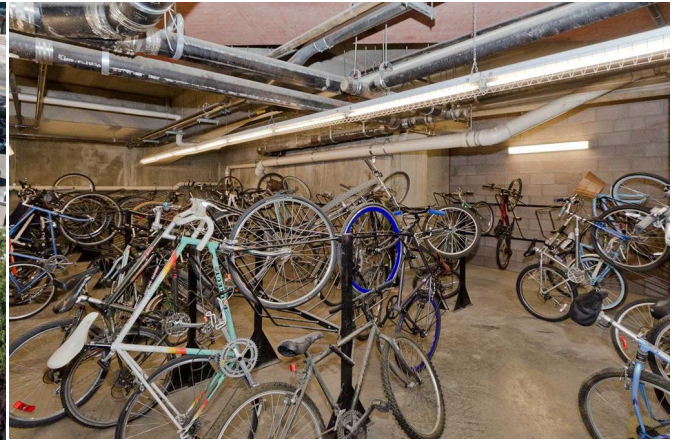
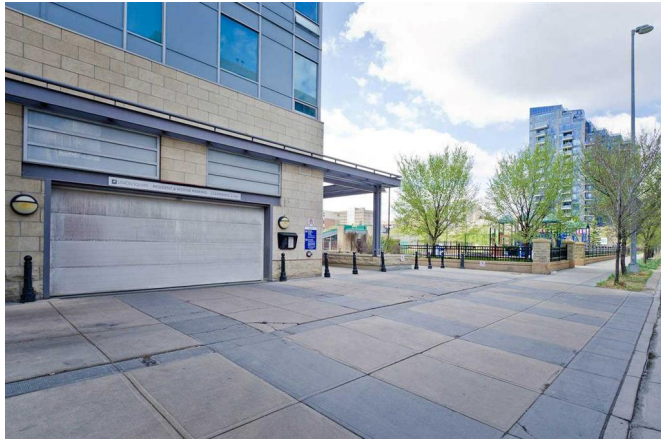






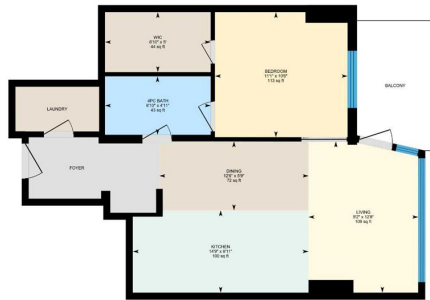






**1002-215 13 Ave SW, Calgary, AB**

Main Floor Interior Area 597.12 sq. ft.



PREPARED: 2024/10/29



While reports are excluded from total floor area in GLACE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.