



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**215 13 Avenue #2205, Calgary T2R 0V6**

MLS®#: **A2178063**

Area: **Beltline**

Listing Date: **11/08/24**

List Price: **\$424,900**

Status: **Active**

County: **Calgary**

Change: **-\$15k, 20-Nov**

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:

**Residential**  
**Apartment**  
**Calgary**  
**2009**

Finished Floor Area

Abv Sqft: **895**

Low Sqft:

Ttl Sqft: **895**

**Titled, Underground**

DOM

**75**

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

Kitchen Appl: **Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer, Window Coverings**  
Int Feat: **High Ceilings, No Animal Home, No Smoking Home**  
Utilities:

Room Information

Room	Level	Dimensions
<b>Kitchen</b>	<b>Main</b>	<b>13`3" x 12`0"</b>
<b>Dining Room</b>	<b>Main</b>	<b>10`6" x 8`1"</b>
<b>Walk-In Closet</b>	<b>Main</b>	<b>6`4" x 5`3"</b>
<b>Bedroom</b>	<b>Main</b>	<b>11`3" x 10`0"</b>
<b>Foyer</b>	<b>Main</b>	<b>6`4" x 6`3"</b>
<b>Balcony</b>	<b>Main</b>	<b>13`9" x 5`3"</b>

Room	Level	Dimensions
<b>Living Room</b>	<b>Main</b>	<b>11`9" x 10`9"</b>
<b>Bedroom - Primary</b>	<b>Main</b>	<b>13`3" x 11`2"</b>
<b>3pc Ensuite bath</b>	<b>Main</b>	<b>13`1" x 5`2"</b>
<b>4pc Bathroom</b>	<b>Main</b>	<b>8`2" x 4`11"</b>
<b>Laundry</b>	<b>Main</b>	<b>4`0" x 2`7"</b>

Legal/Tax/Financial

Condo Fee:  
**\$729**

Title:  
**Fee Simple**  
Fee Freq:  
**Monthly**

Zoning:  
**DC**

Legal Desc: **0911532**

Remarks

Pub Rmks: **Discover breathtaking 22nd-floor views in this bright and open 2-bed, 2-bath Union Square condo with soaring 9-ft ceilings. Floor-to-ceiling windows flood the space with natural light, showcasing stunning city and mountain vistas. The open layout features a modern kitchen with granite counters, stainless steel appliances, and hardwood floors throughout. The primary suite boasts a walk-in closet and sleek 3-piece ensuite, while the versatile second bedroom includes a sliding barn door for flexibility as a guest room or office. Enjoy in-suite laundry, air conditioning, and a south-facing balcony with a BBQ hookup—ideal for summer evenings. The unit also includes heated underground titled parking and a convenient storage locker on the second floor. Union Square places you in the heart of Calgary's most dynamic neighbourhoods. Stroll to Central Memorial Park, Haultain Park's tennis courts and playground, and an array of popular spots like First Street Market, Ten Foot Henry, Calcutta Cricket Club, and more. With easy access to public transit, the city is at your fingertips, while nearby major routes make trips to the mountains or the airport effortless. Click on media for the video and book a private showing today!**

Inclusions: **TV and media stand in living room**  
Property Listed By: **RE/MAX Real Estate (Mountain View)**

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











