



THE
A-TEAM

**RE/MAX
FIRST**

215 13 Avenue #405, Calgary T2R 0V6

MLS®#: **A2180482** Area: **Beltline** Listing Date: **11/21/24** List Price: **\$419,900**
 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: **897**
 Low Sqft:
 Ttl Sqft: **897**

DOM

62
Layout
 Beds: **2 (2)**
 Baths: **2.0 (2 0)**
 Style: **High-Rise (5+)**

Parking

Ttl Park: **1**
 Garage Sz:

Utilities and Features

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

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

Kitchen Appl: **Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer Stacked, Window Coverings**
 Int Feat: **Closet Organizers, Elevator, Granite Counters, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Pantry, Walk-In Closet(s)**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Foyer	Main	7`3" x 6`3"	Kitchen	Main	12`9" x 7`9"
Dining Room	Main	10`7" x 9`11"	Living Room	Main	10`8" x 10`6"
Bedroom	Main	11`0" x 9`10"	4pc Bathroom	Main	12`6" x 7`11"
Laundry	Main	4`0" x 2`7"	Bedroom - Primary	Main	10`11" x 13`4"
3pc Ensuite bath	Main	12`10" x 5`4"	Walk-In Closet	Main	5`11" x 4`11"

Legal/Tax/Financial

Condo Fee:
\$763

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
DC

Legal Desc: **0911532**

Remarks

Pub Rmks: **Welcome to your urban sanctuary at Union Square! Nestled in Calgary's vibrant Beltline district, this lower-unit condo offers the perfect blend of modern design and unparalleled convenience. Featuring 2 spacious bedrooms and 2 full bathrooms, this thoughtfully laid-out home is ideal for relaxation and entertaining. Step into the bright, open-concept living space with a sleek kitchen showcasing granite countertops, stainless steel appliances, and a central island perfect for casual dining. Natural light floods the unit through large windows, while the functional floor plan includes a large dining area and in-suite laundry for added convenience. Enjoy Haultain Park's lush green spaces and recreational amenities outside your door, including tennis courts and playgrounds. Just steps away, explore Calgary's best dining, cafes, and entertainment at First Street Market, trendy 17th Avenue, and more. With titled underground parking, a storage locker, and pet-friendly policies, this home offers urban living at its finest—all without sacrificing peace and serenity. Book your private viewing today and make Union Square your home!**

Inclusions:
Property Listed By: **May be sold fully furnished excluding bedding
eXp Realty**

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







