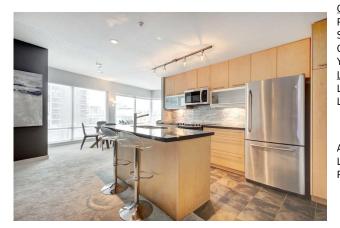


215 13 Avenue #405, Calgary T2R 0V6

MLS®#:	A2180482	Area:	Beltline	Listing Date:	11/21/24	List Price: \$419,900
Status:	Active	County:	Calgary	Change:	None	Association: Fort McMurray



General Information	-			DOM			
Prop Type:	Residential			62			
Sub Type:	Apartment			<u>Layout</u>			
City/Town:	Calgary	Finished Floor Area		Beds:	2 (2)		
Year Built:	2009	Abv Sqft:	897	Baths:	2.0 (2 0)		
Lot Information		Low Sqft:		Style:	High-Rise (5+)		
Lot Sz Ar:		Ttl Sqft:	897				
Lot Shape:				Parking			
				Ttl Park:	1		
				Garage Sz:	-		
Access: Lot Feat:				Suruge 52.			
Park Feat:	Titled, Underground						

Utilities and Features

Roof: Heating: Sewer:	Tar/Gravel Fan Coil,Natural Gas		Construction: Concrete Flooring:	Concrete					
Ext Feat:	Balcony		Carpet,Ceramic Tile	5					
			Water Source:	Water Source:					
			Fnd/Bsmt:	Fnd/Bsmt:					
		Poured Concrete Dishwasher,Electric Stove,Microwave Hood Fan,Refrigerator,Washer/Dryer Stacked,Window Coverings Closet Organizers,Elevator,Granite Counters,High Ceilings,Kitchen Island,No Animal Home,No Smoking Home,Pantry,Walk-In Closet(s) Room Information							
Kitchen Appl: Int Feat: Utilities:									
<u>Room</u>	Level	Dimensions	<u>Room</u>	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 ba	th 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	Rema	Remarks			
Pub Rmks: Inclusions: Property Listed By:	Remarks 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! 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



