



THE
A-TEAM

**RE/MAX
FIRST**

215 13 Avenue #1401, Calgary T2R 0V6

MLS® #: **A2186173**

Area: **Beltline**

Listing Date: **01/08/25**

List Price: **\$459,000**

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: **Underground**

Finished Floor Area

Abv Sqft: **884**
Low Sqft:
Ttl Sqft: **884**

DOM

14
Layout
Beds: **2 (2)**
Baths: **2.0 (2 0)**
Style: **High-Rise (5+)**

Parking

Ttl Park: **1**
Garage Sz:

Utilities and Features

Roof:
Heating: **Central**
Sewer:
Ext Feat: **Balcony,Playground,Tennis Court(s)**

Construction: **Concrete**
Flooring: **Laminate**
Water Source:
Fnd/Bsmt:

Kitchen Appl: **Dishwasher,Electric Range,Microwave Hood Fan,Refrigerator,Washer/Dryer**
Int Feat: **Breakfast Bar,Elevator,High Ceilings,Kitchen Island,No Animal Home,No Smoking Home,Open Floorplan,Soaking Tub**
Utilities:

Room Information

Room	Level	Dimensions
Bedroom - Primary	Main	10`5" x 12`7"
Kitchen	Main	9`2" x 12`6"
3pc Ensuite bath	Main	8`0" x 8`0"
Bedroom	Main	10`2" x 11`7"
Balcony	Main	9`1" x 5`10"

Room	Level	Dimensions
Dining Room	Main	5`3" x 11`9"
Walk-In Closet	Main	4`6" x 4`11"
Living Room	Main	11`10" x 12`5"
Entrance	Main	5`9" x 4`10"
4pc Ensuite bath	Main	9`5" x 7`11"

Legal/Tax/Financial

Condo Fee:
\$751

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
DC

Legal Desc: **0911532**

Remarks

Pub Rmks: **This revamped Union Square condo captures the essence of modern urban sophistication. Lofty ceilings and expansive windows flood the space with natural light while framing breathtaking views of Downtown Calgary. The kitchen is a contemporary masterpiece, featuring an industrial-chic design with a black, white, and stainless-steel color palette. The upgraded light grey vinyl plank floors and statement lighting, including funky track lights and a bold chandelier, add a trendy edge to the space. The kitchen boasts a sleek stainless-steel-look countertop, offering a stylish modern update over its original quartz finish. A generous island invites socializing and casual dining, seamlessly flowing into the open-concept living area. Here, a built-in nook provides a versatile space for a home office or extra storage. Step out onto the private balcony for sweeping city views, from the iconic Calgary Tower to the bustling Stampede grounds. The primary suite is a retreat, complete with a walk-in closet and a spa-like ensuite featuring a vessel sink and glass-enclosed shower. The second bedroom is equally spacious, with jack-and-jill access to the main bathroom, ensuring privacy and convenience for guests or roommates. In-suite laundry adds to the effortless lifestyle this home provides. Located in the heart of the Beltline, this condo offers secured underground parking and unbeatable walkability. With a walkscore of 93, you're just steps away from renowned bars, restaurants like Ten Foot Henry, Midtown, and Proof, as well as parks, grocery stores, fitness centers, and the C-train. The river pathways and Stampede grounds are also within easy reach, making this an ideal home for modern city dwellers. Schedule your viewing today to experience contemporary Beltline living at its finest!**

Inclusions: **None**
Property Listed By: **First Place Realty**

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











