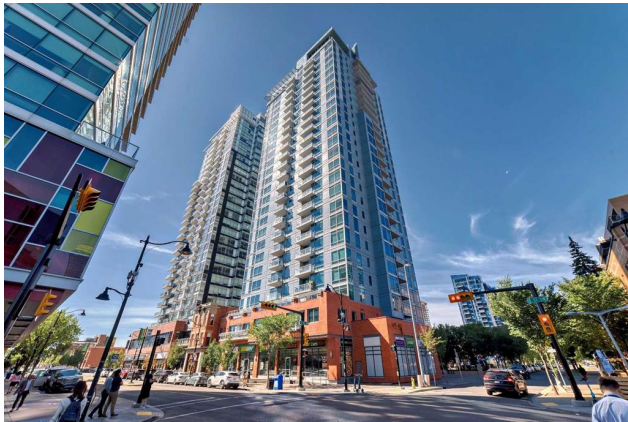


**215 13 Avenue #1201, Calgary T2R 0V6**

MLS®#: **A2187616** Area: **Beltline** Listing Date: **01/14/25** List Price: **\$429,900**  
 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:

**Secured,Stall,Titled,Underground**

Finished Floor Area

Abv Sqft: **881**  
 Low Sqft:  
 Ttl Sqft: **881**

DOM

**18**  
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 ,Mixed,Stone**  
 Flooring: **Carpet,Ceramic Tile,Vinyl**  
 Water Source:  
 Fnd/Bsmt:

Kitchen Appl: **Dishwasher,Electric Range,Microwave Hood Fan,Refrigerator,Washer/Dryer Stacked,Window Coverings**  
 Int Feat: **Built-in Features,Granite Counters,Kitchen Island,Open Floorplan,Stone Counters,Storage,Walk-In Closet(s)**  
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Entrance	Main	4`10" x 8`0"	Kitchen With Eating Area	Main	12`8" x 9`6"
Living/Dining Room Combination	Main	16`9" x 12`0"	Bedroom	Main	12`9" x 10`2"
4pc Ensuite bath	Main	9`5" x 7`11"	Bedroom - Primary	Main	12`8" x 10`3"
3pc Ensuite bath	Main	8`2" x 8`0"	Walk-In Closet	Main	4`9" x 4`6"
Balcony	Main	9`0" x 5`9"			

Legal/Tax/Financial

Condo Fee: Title: Zoning:

\$751

Fee Simple

DC

Fee Freq:  
Monthly

Legal Desc: 0911532

Remarks

Pub Rmks: **Welcome to Unit 1201 at Union Square—your gateway to an exciting downtown lifestyle. Nestled in the dynamic Beltline neighborhood, this 12th-floor condo offers breathtaking views of downtown Calgary. Designed with modern city living in mind, this unit features a bright, open layout that's perfect for entertaining or relaxing after a busy day. The full-size kitchen boasts a spacious island with seating, ideal for hosting friends or enjoying casual meals. The living room is a showstopper, framed by floor-to-ceiling windows that flood the space with natural light and showcase stunning urban vistas. Step onto your private balcony to enjoy the cityscape—it's your personal escape in the heart of the action. The primary bedroom is a tranquil retreat, complete with a walk-in closet and private 3-piece ensuite. The second bedroom, located on the opposite side of the unit for added privacy, offers its own 4-piece ensuite with stacked laundry. Both rooms feature spectacular views that make waking up a pleasure. This unit comes with all the essentials for a convenient downtown lifestyle: air conditioning, 9' ceilings, titled parking, additional storage, and bike storage. Whether you're hitting up the nearby restaurants, enjoying nightlife, or commuting to work, everything you need is just steps away. Unit 1201 is move-in ready and waiting for you to make it your own. Check out the virtual tour and book your showing today—start your downtown adventure now!**

Inclusions: **NONE**  
Property Listed By: **2% Realty**

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

