



THE
A-TEAM

**RE/MAX
FIRST**

215 13 Avenue #405, Calgary T2R 0V6

MLS®#: **A2195215**

Area: **Beltline**

Listing Date: **02/17/25**

List Price: **\$414,900**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Apartment**
City/Town: **Calgary**
Year Built: **2009**

Finished Floor Area

Abv Sqft: **897**
Low Sqft:
Ttl Sqft: **897**

DOM

5

Layout

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

Lot Information

Lot Sz Ar:
Lot Shape:

Parking

Ttl Park: **1**
Garage Sz:

Access:

Lot Feat:

Park Feat:

Titled,Underground

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
Foyer	Main	7`3" x 6`3"
Dining Room	Main	10`7" x 9`11"
Bedroom	Main	11`0" x 9`10"
Laundry	Main	4`0" x 2`7"
3pc Ensuite bath	Main	12`10" x 5`4"

Room	Level	Dimensions
Kitchen	Main	12`9" x 7`9"
Living Room	Main	10`8" x 10`6"
4pc Bathroom	Main	12`6" x 7`11"
Bedroom - Primary	Main	10`11" x 13`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: **Live at the center of it all in Union Square! overlooking the park. This 2-bedroom, 2-bathroom condo in Calgary's Beltline puts you steps from the city's best restaurants, cafes, and nightlife. The bright, open-concept layout features a modern kitchen with granite countertops, stainless steel appliances, and a central island—perfect for casual meals or entertaining. Large windows bring in plenty of natural light, and in-suite laundry adds everyday convenience. Outside, Haultain Park offers green space, tennis courts, and a playground, while 17th Ave and First Street Market are just a short walk away. With titled underground parking, a storage locker, and pet-friendly policies, this is the ultimate urban lifestyle. Book your showing today!**

Inclusions:
Property Listed By: **Possible to sell furnished
eXp Realty**

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







