

2106, 215 13 Avenue SW
Calgary, Alberta

MLS # A2161686



\$335,000

Division:	Beltline		
Type:	Residential/High Rise (5+ stories)		
Style:	High-Rise (5+)		
Size:	656 sq.ft.	Age:	2009 (15 yrs old)
Beds:	1	Baths:	1
Garage:	Heated Garage, Parkade, Secured, Stall, Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Fan Coil	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	-	Condo Fee:	\$ 566
Basement:	-	LLD:	-
Exterior:	Concrete	Zoning:	DC
Foundation:	-	Utilities:	-
Features:	Breakfast Bar, Built-in Features, Granite Counters, Kitchen Island, Recessed Lighting, Soaking Tub, Track Lighting		

Inclusions: None

Unobstructed eastern views from this 1 bedroom, 1 bath condo on the 21st floor in the Union Square building. The open living space presents hardwood floors & floor to ceiling windows showcasing the living/dining area, convenient built-in computer desk & kitchen that's tastefully finished with granite counter tops, island/eating bar, plenty of storage space & stainless steel appliances. The bedroom provides ample closet space & direct access to the 4 piece bath & laundry area. Other notable features include a private balcony with views to the north & east where you can enjoy unparalleled views of the fireworks during Stampede week, one titled secured underground parking stall, one assigned storage locker plus bike storage in the parkade. Union Square is situated on a designated historical site, steps to First Street Market, Haultain Park, Central Memorial Park, 17th Avenue & 4th Street restaurants, shops & nightlife, Stampede Park, MNP Community & Sport Centre, public transit & walking distance to the downtown core.