

1802, 215 13 Avenue SW  
Calgary, Alberta

MLS # A2170012



**\$575,000**

<b>Division:</b>	Beltline		
<b>Type:</b>	Residential/High Rise (5+ stories)		
<b>Style:</b>	Apartment-High-Rise (5+)		
<b>Size:</b>	1,220 sq.ft.	<b>Age:</b>	2009 (16 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Heated Garage, Secured, Titled, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Fan Coil, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Tar/Gravel	<b>Condo Fee:</b>	\$ 1,009
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Metal Siding	<b>Zoning:</b>	DC
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Built-in Features, Granite Counters, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Soaking Tub, Walk-In Closet(s)		
<b>Inclusions:</b>	Turn-key items such as most bedroom & living room furniture.		

Discover the epitome of urban living with this remarkable 18th-floor condo in Union Square, located in Calgary's vibrant Beltline. This executive two-bedroom, two-bathroom residence boasts unparalleled sophistication, offering breathtaking panoramic views of the downtown skyline, the Calgary Tower with its ever-changing lights, and the Rocky Mountains to the west. Floor-to-ceiling windows flood the space with natural light, while upgraded automated Hunter Douglas blinds, including blackout blinds in both bedrooms, provide privacy and comfort when desired. The corner-unit design ensures unmatched privacy with no immediate neighbours, allowing you to float high above the city in a serene, light-filled space. The gourmet kitchen is a chef's dream, featuring granite countertops, a built-in moveable chopping block, and a brand new smart line of "Samsung BeSpoke" appliances including a fabulous gas range, refrigerator, microwave hood fan, dishwasher, RO water purification, & NEST thermostat. Enjoy the convenience of a garburator and ample pantry storage for all your culinary essentials. The spacious dining & living room spaces flow alongside a cozy fireplace, also with front row views of the twinkling skyline. The primary suite offers a peaceful retreat with expansive views, a spacious walk-in closet, and a spa-inspired ensuite, where you can unwind as the golden hues of Calgary's iconic sunsets illuminate your space. The second bedroom is perfect for hosting guests, creating a home office, or curating your personal sanctuary. Both bedrooms are designed to maximize comfort and style, with custom storage solutions and STUNNING VIEWS that inspire relaxation and productivity. Step onto your private balcony to take in the city's energy, starting your mornings with a cup of coffee while watching the sunrise over the skyline or ending your

evenings with a glass of wine as the city lights shimmer. This condo's thoughtful design enhances every aspect of modern urban living, from the seamless indoor-outdoor flow to its lock-and-leave convenience, catering perfectly to busy professionals and those who enjoy travel or an active downtown lifestyle. For those who love to explore Calgary's vibrant food scene, the location is unmatched. Situated above First Street Market, you'll have immediate access to an array of eateries, from gourmet coffee to a fabulously social wine bar. Beyond the residence, Union Square offers proximity to boutique hotels for visiting guests, a well-equipped gym & yoga studio just steps away, and endless top-rated dining & entertainment options. Whether you prefer exploring Calgary's renowned dining scene, indulging in upscale shopping, or simply soaking in the dynamic energy of the city, everything you need is within walking distance. Enjoy the convenience of a HEATED/TITLED PARKING STALL & large storage locker. With its prime location, sophisticated design, and UNBEATABLE VIEWS, this condo is a RARE FIND that redefines urban living.