

405, 215 13 Avenue SW
Calgary, Alberta

MLS # A2180482



\$419,900

Division:	Beltline		
Type:	Residential/High Rise (5+ stories)		
Style:	High-Rise (5+)		
Size:	897 sq.ft.	Age:	2009 (15 yrs old)
Beds:	2	Baths:	2
Garage:	Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Fan Coil, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile	Sewer:	-
Roof:	Tar/Gravel	Condo Fee:	\$ 763
Basement:	-	LLD:	-
Exterior:	Concrete	Zoning:	DC
Foundation:	Poured Concrete	Utilities:	-

Features: Closet Organizers, Elevator, Granite Counters, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Pantry, Walk-In Closet(s)

Inclusions: May be sold fully furnished excluding bedding

Welcome to your urban sanctuary at Union Square! Nestled in Calgary's vibrant Beltline district, this lower-unit condo offers the perfect blend of modern design and unparalleled convenience. Featuring 2 spacious bedrooms and 2 full bathrooms, this thoughtfully laid-out home is ideal for relaxation and entertaining. Step into the bright, open-concept living space with a sleek kitchen showcasing granite countertops, stainless steel appliances, and a central island perfect for casual dining. Natural light floods the unit through large windows, while the functional floor plan includes a large dining area and in-suite laundry for added convenience. Enjoy Haultain Park's lush green spaces and recreational amenities outside your door, including tennis courts and playgrounds. Just steps away, explore Calgary's best dining, cafes, and entertainment at First Street Market, trendy 17th Avenue, and more. With titled underground parking, a storage locker, and pet-friendly policies, this home offers urban living at its finest—all without sacrificing peace and serenity. Book your private viewing today and make Union Square your home!