

\$389,900 - 605, 215 13 Avenue Sw, Calgary

MLS® #A2089317

\$389,900

2 Bedroom, 2.00 Bathroom, 900 sqft

Residential on 0.00 Acres

Beltline, Calgary, Alberta

Welcome to Urban living at it's finest! This beautiful 2 bed, 2 bath condo offers superb inner-city luxury living. Upon entry, prepare to be wowed by the spectacular views from nearly every vantage point in this modern SOUTH & WEST FACING END CORNER UNIT. You'll never have a building blocking your UNOBSTRUCTED WEST VIEWS over Haultne Memorial Park. Floor to ceiling windows flood the space with NATURAL LIGHT throughout the day. In-suite laundry, AC, underground heated, very secure parking, assigned storage & yes! PETS ARE ALLOWED! Modern wide plank flooring throughout. Whether you're entertaining or enjoying a quiet dinner at home, the gourmet kitchen with granite counters & large island, SS appliances & pantry, is sure to impress. Breathtaking views day or night from the master with floor to ceiling windows. Enjoy the ensuite bath & large walk-in closet. 2nd bedroom is on the opposite side of the condo with access to 4 piece bathroom. Generously sized balcony - GAS BBQ HOOK UP! no more carrying propane tanks! Not only will you love this condo but you'll enjoy the lifestyle this location has to offer. Numerous very convenient & fabulous food options + Alforno Coffee await you at the FIRST STREET MARKET just below on main level. Street side Starbucks & enjoy gourmet dining at one of Calgary's finest restaurants Ten Foot Henry. Although only a 4 block walk into downtown, this building offers a quiet setting



on the park with tennis courts, picnic tables & a playground, surrounded by treelined streets. Only 3 blocks from Elbow Valley Trail paths & Anytime Fitness (24hr) gym next door. 2 blocks from MacLeod Tr. allowing easy access to get out of the city. If the Urban lifestyle is what youâ€™re looking for, look no further then the prestigious UNION SQUARE.

Built in 2009

Essential Information

MLS® #	A2089317
Price	\$389,900
Sold Price	\$381,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	900
Acres	0.00
Year Built	2009
Type	Residential
Sub-Type	Apartment
Style	High-Rise (5+)
Status	Sold

Community Information

Address	605, 215 13 Avenue Sw
Subdivision	Beltline
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2R 0V6

Amenities

Amenities	Elevator(s), Park, Parking, Playground, Racquet Courts, Secured Parking, Visitor Parking
Parking Spaces	1
Parking	Heated Garage, Parkade, Secured, Stall, Titled, Underground

Interior

Interior Features	Elevator, Granite Counters, Kitchen Island, No Smoking Home, Pantry, Storage, Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Electric Range, Microwave Hood Fan, Refrigerator, Washer
Heating	Fan Coil, Natural Gas
Cooling	Central Air
# of Stories	26

Exterior

Exterior Features	Barbecue
Roof	Tar/Gravel
Construction	Concrete, Metal Siding, Stone

Additional Information

Date Listed	October 25th, 2023
Date Sold	November 21st, 2023
Days on Market	27
Zoning	DC
HOA Fees	0.00

Listing Details

Listing Office	RE/MAX REALTY PROFESSIONALS
----------------	-----------------------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.