

\$399,900 - 1905, 215 13 Avenue Sw, Calgary

MLS® #A2090731

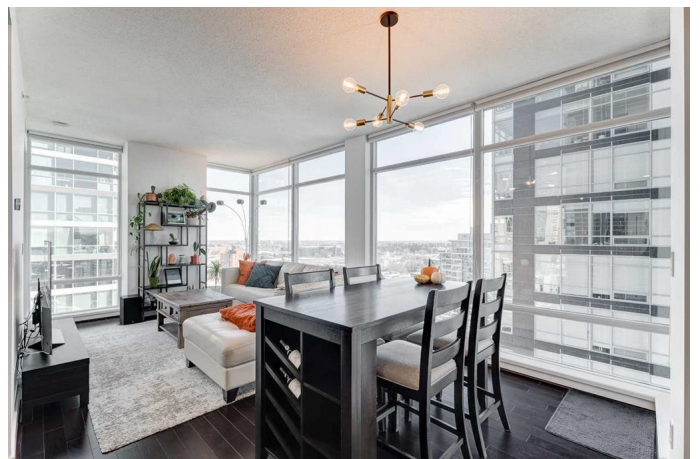
\$399,900

2 Bedroom, 2.00 Bathroom, 931 sqft

Residential on 0.00 Acres

Beltline, Calgary, Alberta

Welcome to your urban oasis in the heart of the Beltline at the Union Square building, where luxury living meets convenience on the 19th floor. This stunning 2-bed, 2-bath corner unit condo boasts many upgrades, including gleaming laminate floors and sleek granite countertops. As you step inside, the floor-to-ceiling windows capture your attention, framing breathtaking views of the majestic Rocky Mountains and downtown skyline and bathing the space in natural light. The open-concept living area seamlessly integrates the living room, dining area, and kitchen, creating an inviting and functional space for relaxation and entertainment. The gourmet kitchen is a chef's dream, featuring stainless steel appliances, an expansive island, and a generous pantry. Whether preparing a quick breakfast or hosting a dinner party, this kitchen is well-equipped to meet your culinary needs. The primary bedroom is a spacious retreat with a walk-in closet, ample storage for your wardrobe, and a luxurious 3-piece ensuite bath. Wake up to the breathtaking mountain views each morning and savour the convenience of a private sanctuary. The second bedroom can also double as a home office, with a 4-pc bath offering exclusively for guests. In-suite laundry adds to the practicality of this space, offering a quick and easy solution to your laundry needs. Step out onto the private balcony, which features a convenient BBQ gas line, and enjoy the sights and sounds of the vibrant city below. This



condo is not just about style and comfort; it's also about practicality. Stay cool in the summer with in-suite air conditioning, and keep your car secure in the titled underground parking. Also included is a separate storage locker, providing additional space for your belongings. The Union Square building's prime location is truly unbeatable. You'll be steps away from shopping, dining, and entertainment options. The C-train is just a few blocks away, making commuting a breeze. Sports enthusiasts will appreciate the proximity to the Saddledome, while professionals will love the convenience of walking to work. With its stunning upgrades, captivating mountain views, and prime location, this property epitomizes luxury and convenience. Take advantage of the opportunity to make it your own.

Built in 2009

Essential Information

MLS® #	A2090731
Price	\$399,900
Sold Price	\$395,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	931
Acres	0.00
Year Built	2009
Type	Residential
Sub-Type	Apartment
Style	Apartment
Status	Sold

Community Information

Address	1905, 215 13 Avenue Sw
Subdivision	Beltline

City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2R 0V6

Amenities

Amenities	Bicycle Storage, Secured Parking, Visitor Parking
Parking Spaces	1
Parking	Parkade, Stall, Titled, Underground

Interior

Interior Features	Granite Counters, High Ceilings, Kitchen Island, No Smoking Home, Pantry, Storage
Appliances	Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Window Coverings
Heating	Fan Coil, Natural Gas
Cooling	Central Air
# of Stories	26

Exterior

Exterior Features	Other
Roof	Tar/Gravel
Construction	Concrete, Metal Siding

Additional Information

Date Listed	November 1st, 2023
Date Sold	November 17th, 2023
Days on Market	16
Zoning	DC
HOA Fees	0.00

Listing Details

Listing Office	RE/MAX REAL ESTATE (CENTRAL)
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