

\$385,000 - 2301, 215 13 Avenue Sw, Calgary

MLS® #A2091316

\$385,000

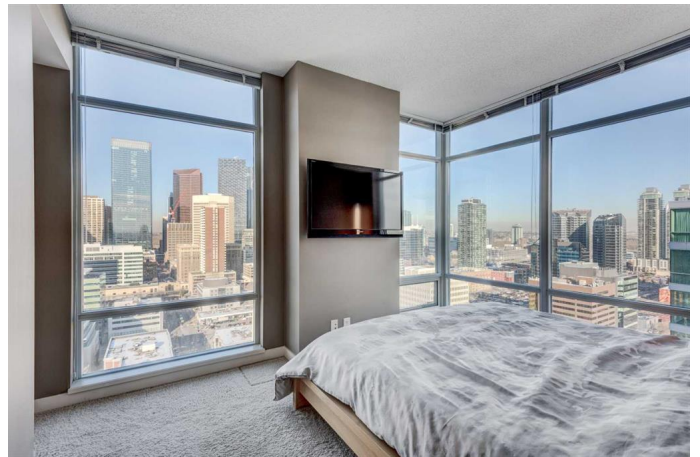
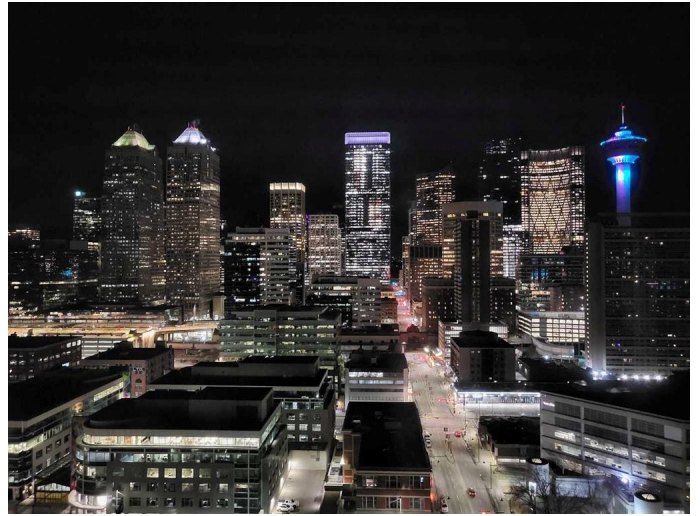
2 Bedroom, 2.00 Bathroom, 883 sqft

Residential on 0.00 Acres

Beltline, Calgary, Alberta

Picture yourself enjoying breathtaking vistas of the iconic Calgary Tower and the city skyline from the comfort of your own bed. As twilight sets in, revel in the spectacle of the city shifting from day to night and enjoy the annual Stampede fireworks from your balcony.

Welcome to Suite 2301 at Union Square, a residence perched high above the city for those who crave unparalleled views. This exceptional unit boasts just under 900 square feet of living space, offering 2 bedrooms, 2 bathrooms, lofty ceilings, laminate flooring, granite countertops, floor-to-ceiling windows, and a built-in work niche. The primary bedroom in this NE corner unit is truly a sight to be seen. The views are nothing short of spectacular, the walk-in closet is generously sized, and the ensuite leaves nothing to be desired. The modern kitchen is equipped with stainless steel appliances, a spacious island, and seamlessly transitions into your dining and living areas. The second bedroom is generously proportioned and features a convenient cheater door leading to the main bathroom. In-suite laundry is neatly tucked away and offers some extra storage. With the bedrooms being on opposite sides of this unit, this double primary floor plan is perfect for roommates. Beat the summer heat with central air conditioning and take note that this unit features a fan coil with forced air heating, eliminating the need for unsightly baseboard heating in front of all your windows. Additionally, don't forget to explore the



premium painted parking stall #210 in the parkade. This end unit parking stall is perfect for those who hate door dings and may be a bit particular about their vehicle. And as a bonus, this package includes a storage cage on the 2nd level, not in the parkade. Strategically located just three blocks from Calgary's brilliant +15 walkway system, a short stroll will take you to the new BMO Centre, Stampede Park, and the soon-to-be-constructed new arena. Beyond your doorstep, you'll find the vibrant First Street Market, Haultain Park, Central Memorial Park, and an array of excellent restaurants and cafes. Hop on a scooter and cruise over to the new Central Library, enjoy some music at Studio Bell, or enjoy the river pathways in the East Village district. This location is absolutely ideal for those seeking an urban lifestyle. VIRTUAL TOUR AVAILABLE!

Built in 2009

Essential Information

MLS® #	A2091316
Price	\$385,000
Sold Price	\$380,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	883
Acres	0.00
Year Built	2009
Type	Residential
Sub-Type	Apartment
Style	High-Rise (5+)
Status	Sold

Community Information

Address	2301, 215 13 Avenue Sw
Subdivision	Beltline

City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2R 0V6

Amenities

Amenities	Elevator(s), Playground, S Parking
Parking Spaces	1
Parking	Heated Garage, Underground

Interior

Interior Features	Kitchen Island, No Animal H Stone Counters, Walk-In Clos
Appliances	Dishwasher, Dryer, Electric Washer, Window Coverings
Heating	Fan Coil, Natural Gas
Cooling	Central Air
# of Stories	27

Exterior

Exterior Features	Playground
Roof	Tar/Gravel
Construction	Concrete, Metal Siding, Stone
Foundation	Poured Concrete

Additional Information

Date Listed	November 3rd, 2023
Date Sold	November 17th, 2023
Days on Market	14
Zoning	DC
HOA Fees	0.00

Listing Details

Listing Office	REAL BROKER
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