

\$399,900 - 406, 215 13 Avenue Sw, Calgary

MLS® #A2130769

\$399,900

2 Bedroom, 2.00 Bathroom, 892 sqft

Residential on 0.00 Acres

Beltline, Calgary, Alberta

Welcome to Union Square, where urban living meets contemporary comfort! Nestled in the heart of the Beltline, this exquisite 2-bedroom, 2-full-bathroom condo offers a serene retreat with unbeatable convenience. Perfectly positioned just a stone's throw away from the trendy 17th Ave and major office buildings, this southeast-facing gem boasts an enviable location. Indulge in the eclectic array of dining options and entertainment venues, with First Street Market (recently features on Diners, Drive-Ins and Dives) Proof Cocktail Bar, Starbucks, St James Pub, Anytime Fitness, and an array of fine and casual dining spots just moments from your doorstep. Embrace an active lifestyle with Haultain Park's recreational offerings just outside your front door. Revel in the vast green expanse, complete with tennis courts and a playground, ideal for outdoor activities and leisurely strolls. Inside, discover a spacious and thoughtfully designed condo, adorned with an open floor plan that seamlessly integrates the living, dining, and kitchen areas. The kitchen is a chef's delight, featuring a large island, granite countertops, stainless steel appliances, and ample storage space. Morning sunlight cascades through the nearly nine-foot-high windows, bathing the interiors in natural light throughout the day. Retreat to the inviting primary bedroom, boasting a luxurious walk-in closet and a sleek three-piece ensuite bathroom. The second bedroom offers versatility with walk-through closets, providing access to the second full



bathroom and convenient in-suite laundry facilities. Step outside onto your generously sized deck, complete with a natural gas BBQ line, perfect for alfresco dining and entertaining guests. With titled parking and a spacious storage locker included, convenience is truly at your fingertips in this inner-city oasis. Experience the epitome of urban living “ schedule your private viewing today and make Union Square your new home sweet home!

Built in 2009

Essential Information

MLS® #	A2130769
Price	\$399,900
Sold Price	\$395,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	892
Acres	0.00
Year Built	2009
Type	Residential
Sub-Type	Apartment
Style	High-Rise (5+)
Status	Sold

Community Information

Address	406, 215 13 Avenue Sw
Subdivision	Beltline
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2R 0V6

Amenities

Amenities	Parking, Playground, Visitor Parking
Parking Spaces	1

Parking	Underground
---------	-------------

Interior

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

Exterior

Exterior Features	Playground, Tennis Court(s)
Lot Description	Low Maintenance Landscape, Landscaped
Roof	Tar/Gravel
Construction	Concrete, Metal Siding

Additional Information

Date Listed	May 9th, 2024
Date Sold	May 21st, 2024
Days on Market	12
Zoning	DC
HOA Fees	0.00

Listing Details

Listing Office	Real Estate Professionals Inc.
----------------	--------------------------------

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.