

# \$489,900 - 2304, 215 13 Avenue Sw, Calgary

MLS® #A2160017

**\$489,900**

2 Bedroom, 2.00 Bathroom, 899 sqft

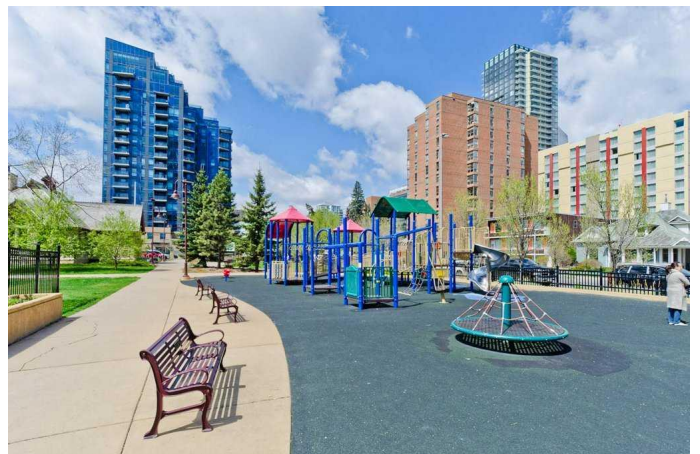
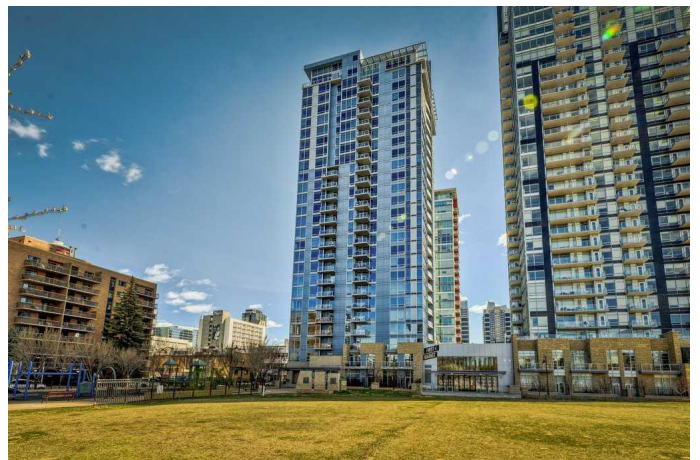
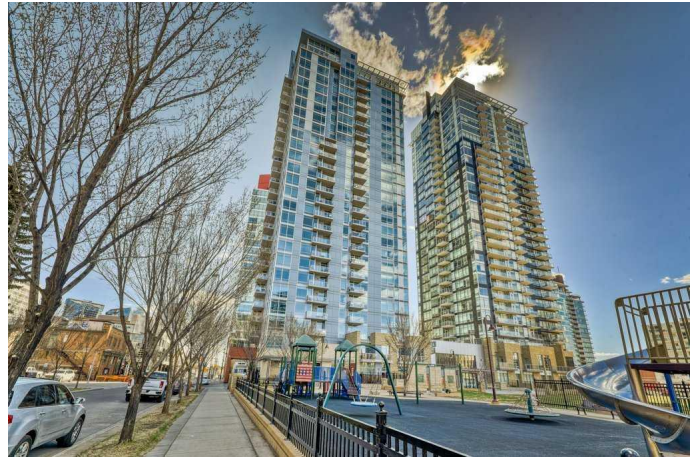
Residential on 0.00 Acres

Beltline, Calgary, Alberta

SPECTACULAR VIEWS OF DOWNTOWN // THE ROCKY MOUNTAINS // STAMPEDE PARK // Located up on the 23rd Floor, discover the unparalleled elegance of this 2 BEDROOM, 2 BATH SOUTHWEST CORNER UNIT in Union Square. Expansive floor-to-ceiling glass windows throughout showcase UNOBSTRUCTED VIEWS of Calgary's Downtown, The Rocky Mountains & Stampede Park. GORGEOUS SUNSETS! The open & spacious floor plan, complemented by 9' Ceilings & new Vinyl Plank Flooring allows seamless flow between all rooms, perfect for hosting guests & entertaining friends & family. The Kitchen offers Granite Countertops, a large Island with seating, glass tile backsplash, Stainless Steel Appliances (including a brand new Refrigerator) & Pantry. A Built-In Desk offers a work-from home space with additional storage. The Primary Bedroom with unobstructed west views includes a 3-Piece En-Suite with Shower, Make-Up Vanity, Storage & Walk-In Closet. Bedroom #2 offers plenty of space with a Walk-Through 4-Piece En-Suite, Closet & access to In-Suite Laundry. Additional Unit features include Central Air Conditioning & Gas hook-up for the BBQ. An underground Titled Parking Stall (oversized!) is included along with a separate Storage Locker.

## BUILDING AMENITIES INCLUDE:

Underground Visitor Parking, Bicycle Storage Room, Welcoming Lobby, Restaurants & Shops. COMMUNITY OFFERS: Pickleball &



Tennis Courts, Parks & Playgrounds,  
Pathways, and additional Shops &  
Restaurants to include some of Calgary's  
very best! Perfect for young Professionals &  
Executives with walking access to major Office  
Towers, and/or Retirees seeking a  
sophisticated, Urban Lifestyle. Book a  
DAYTIME OR EVENING viewing... both are  
SPECTACULAR!

Built in 2009

### **Essential Information**

MLS® #	A2160017
Price	\$489,900
Sold Price	\$476,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	899
Acres	0.00
Year Built	2009
Type	Residential
Sub-Type	Apartment
Style	High-Rise (5+)
Status	Sold

### **Community Information**

Address	2304, 215 13 Avenue Sw
Subdivision	Beltline
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2R 0V6

### **Amenities**

Amenities	Elevator(s), Other, Secured Parking, Visitor Parking
Parking Spaces	1
Parking	Parkade, Underground

**Interior**

Interior Features	Built-in Features, Closet Organizers, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Stone Counters, Walk-In Closet(s)
Appliances	Dishwasher, Electric Stove, Garburator, Microwave Hood Fan, Refrigerator, Washer/Dryer Stacked
Heating	Fan Coil, Natural Gas
Cooling	Central Air
# of Stories	26

**Exterior**

Exterior Features	Balcony
Construction	Concrete, Metal Siding, Stone

**Additional Information**

Date Listed	August 30th, 2024
Date Sold	October 7th, 2024
Days on Market	38
Zoning	DC
HOA Fees	0.00

**Listing Details**

Listing Office	RE/MAX Realty Professionals
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