

1002, 215 13 Avenue SW
Calgary, Alberta

MLS # A2176315



\$349,900

Division:	Beltline		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment		
Size:	597 sq.ft.	Age:	2009 (15 yrs old)
Beds:	1	Baths:	1
Garage:	Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Boiler	Water:	-
Floors:	Ceramic Tile, Laminate	Sewer:	-
Roof:	-	Condo Fee:	\$ 505
Basement:	-	LLD:	-
Exterior:	Concrete	Zoning:	DC
Foundation:	-	Utilities:	-
Features:	Granite Counters, Kitchen Island, Open Floorplan, See Remarks, Walk-In Closet(s)		

Inclusions: NA

Step into urban sophistication at Union Square, where this beautifully updated 1-bedroom condo on the 10th floor welcomes you with open-concept living and breathtaking cityscape views! Located in one of downtown's most vibrant and historic communities, you're just steps away from the lush green spaces of Haultain Park and Memorial Park Library, both brimming with charm and historical significance. Immerse yourself in the downtown lifestyle, with endless dining, entertainment, and cultural experiences right outside your door. Imagine spending weekends exploring the unique flavors at First Street Market, a trendy food hall filled with local vendors, or unwinding at nearby coffee shops, pubs, and renowned restaurants like Ten Foot Henry and Native Tongues. As you step inside this stylish condo, the upgraded flooring and modern color scheme immediately set a sophisticated tone. The kitchen is a chef's dream with sleek granite counters, stainless steel appliances, and an island perfect for casual dining or entertaining. The living area is flooded with natural light, thanks to floor-to-ceiling windows that showcase those stunning city views. Whether you're enjoying a quiet morning coffee on your oversized balcony or hosting friends for an evening BBQ, this space is perfect for every occasion. The bright bedroom also offers panoramic views, along with a walk-in closet and a chic, 4-piece bathroom featuring granite counters and subway-tiled shower. With a built-in desk space for remote work, central air conditioning, in-suite laundry, and a titled underground parking spot, this condo offers all the conveniences of modern downtown living. Plus, you'll love the nearby public tennis/racquetball courts, fitness centers, and wellness studios like HotShop Yoga. Don't miss your chance to make this exceptional condo your new home. Schedule your showing today and

discover the perfect blend of city living and neighborhood charm!