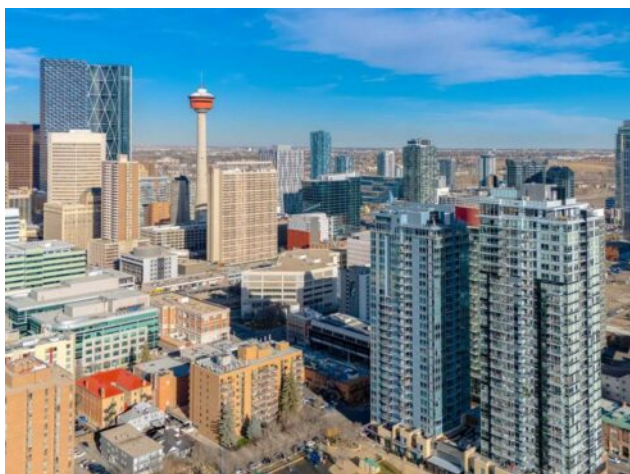


2205, 215 13 Avenue SW
Calgary, Alberta

MLS # A2178063



\$439,900

Division:	Beltline		
Type:	Residential/High Rise (5+ stories)		
Style:	High-Rise (5+)		
Size:	895 sq.ft.	Age:	2009 (15 yrs old)
Beds:	2	Baths:	2
Garage:	Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Fan Coil, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	-	Condo Fee:	\$ 729
Basement:	-	LLD:	-
Exterior:	Brick, Concrete, Metal Siding	Zoning:	DC
Foundation:	-	Utilities:	-
Features:	High Ceilings, No Animal Home, No Smoking Home		

Inclusions: TV and media stand in living room

Discover breathtaking 22nd-floor views in this bright and open 2-bed, 2-bath Union Square condo with soaring 9-ft ceilings. Floor-to-ceiling windows flood the space with natural light, showcasing stunning city and mountain vistas. The open layout features a modern kitchen with granite counters, stainless steel appliances, and hardwood floors throughout. The primary suite boasts a walk-in closet and sleek 3-piece ensuite, while the versatile second bedroom includes a sliding barn door for flexibility as a guest room or office. Enjoy in-suite laundry, air conditioning, and a south-facing balcony with a BBQ hookup—ideal for summer evenings. The unit also includes heated underground titled parking and a convenient storage locker on the second floor. Union Square places you in the heart of Calgary's most dynamic neighbourhoods. Stroll to Central Memorial Park, Haultain Park's tennis courts and playground, and an array of popular spots like First Street Market, Ten Foot Henry, Calcutta Cricket Club, and more. With easy access to public transit, the city is at your fingertips, while nearby major routes make trips to the mountains or the airport effortless. Click on media for the video and book a private showing today!