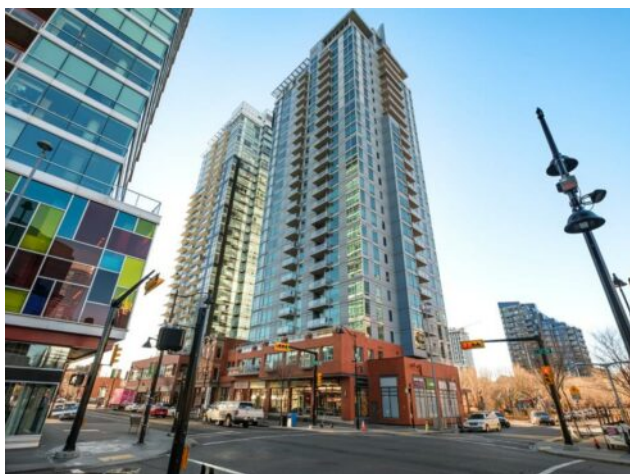


**601, 215 13 Avenue SW  
Calgary, Alberta**

**MLS # A2178433**



## \$429,900

<b>Division:</b>	Beltline		
<b>Type:</b>	Residential/High Rise (5+ stories)		
<b>Style:</b>	Apartment		
<b>Size:</b>	879 sq.ft.	<b>Age:</b>	2009 (15 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Parkade, Stall, Titled, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Fan Coil, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Tar/Gravel	<b>Condo Fee:</b>	\$ 751
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Concrete, Metal Siding	<b>Zoning:</b>	DC
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Built-in Features, Granite Counters, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Walk-In Closet(s)		

**Inclusions:** TV Mount(s), TV in Primary Bedroom

Experience urban living at its finest in this modern 2-bedroom, 2-bathroom condo located in Union Square, a premier residence in the heart of Calgary's Beltline District. With 879 square feet of thoughtfully designed living space, this condo offers an exceptional layout ideal for both entertaining and relaxation. Step inside to a bright, open-concept space featuring a large kitchen with sleek stainless steel appliances, granite countertops, and a central island that's perfect for casual dining or hosting friends. A built-in desk nook enhances functionality, and there's ample room for a dining table. The spacious living area, bathed in natural light from floor-to-ceiling windows, boasts chic laminate flooring and seamlessly connects to Calgary's vibrant skyline. The primary suite is a true retreat, featuring corner floor-to-ceiling windows that provide panoramic downtown views, a walk-in closet, and a stylish 3-piece ensuite with a standup shower. The second bedroom is generously sized with convenient access to the second bathroom, which is also accessible for guests, thanks to its "cheater" design. Union Square offers the perfect blend of convenience and luxury, with pet-friendly policies, a titled underground parking stall, visitor parking, bike storage, and an additional storage locker. Outside your door, immerse yourself in the local community with immediate access to Haultain Park's tennis courts, green spaces, and nearby Haultain School. One block away, you'll find Central Memorial Park, home to lush gardens and the historic Memorial Park Library. Union Square is attached to First Street Market, where an eclectic variety of eateries, restaurants, and pubs are just steps away. This vibrant dining and entertainment scene complements the condo's central location, making it the ideal choice for those looking to

experience the best of Beltline living.