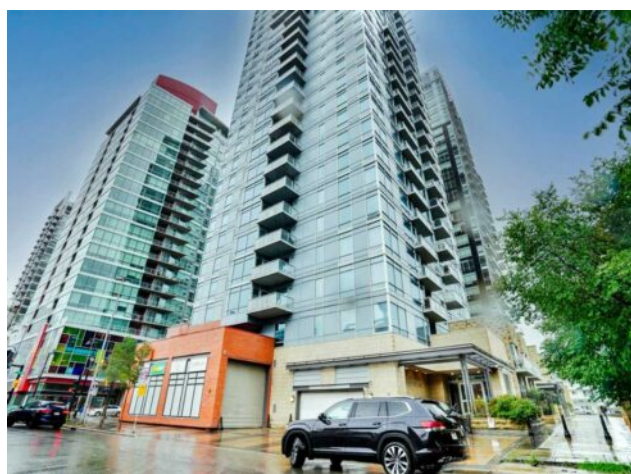


1307, 215 13 Avenue SW  
Calgary, Alberta

MLS # A2240156



## \$349,900

|                  |                                                           |               |                   |
|------------------|-----------------------------------------------------------|---------------|-------------------|
| <b>Division:</b> | Beltline                                                  |               |                   |
| <b>Type:</b>     | Residential/High Rise (5+ stories)                        |               |                   |
| <b>Style:</b>    | Apartment-Single Level Unit                               |               |                   |
| <b>Size:</b>     | 656 sq.ft.                                                | <b>Age:</b>   | 2009 (16 yrs old) |
| <b>Beds:</b>     | 1                                                         | <b>Baths:</b> | 1                 |
| <b>Garage:</b>   | Front Drive, Heated Garage, Parkade, Secured, Underground |               |                   |
| <b>Lot Size:</b> | -                                                         |               |                   |
| <b>Lot Feat:</b> | -                                                         |               |                   |

|                    |                                                                     |                   |        |
|--------------------|---------------------------------------------------------------------|-------------------|--------|
| <b>Heating:</b>    | Fan Coil, Natural Gas                                               | <b>Water:</b>     | -      |
| <b>Floors:</b>     | Carpet, Tile                                                        | <b>Sewer:</b>     | -      |
| <b>Roof:</b>       | -                                                                   | <b>Condo Fee:</b> | \$ 577 |
| <b>Basement:</b>   | -                                                                   | <b>LLD:</b>       | -      |
| <b>Exterior:</b>   | Concrete                                                            | <b>Zoning:</b>    | DC     |
| <b>Foundation:</b> | -                                                                   | <b>Utilities:</b> | -      |
| <b>Features:</b>   | Breakfast Bar, Granite Counters, No Smoking Home, Walk-In Closet(s) |                   |        |

**Inclusions:** N/A

Welcome to UNION SQUARE! This beautifully designed 1 Bed + 1 Bath condo offers a luxurious inner-city lifestyle paired with unbeatable downtown views. Situated on a quiet, tree-lined street, this prime location is just 4 short blocks from the downtown core and steps from some of Calgary's best restaurants, cafes, and amenities. Enjoy easy access to green spaces, walking paths, and convenient routes in and out of the city. Inside, the unit boasts a bright and airy open-concept layout with 9' ceilings and floor-to-ceiling windows that fill the space with natural light. The modern kitchen features granite countertops, a tiled backsplash, stainless steel appliances, full-height cabinetry, and a stylish eat-up island with sink—ideal for casual meals and entertaining. The spacious living area opens onto a large covered balcony—perfect for your BBQ or enjoying the downtown skyline. The generously sized primary bedroom features an oversized sliding panel door, with direct access to a 4-piece bathroom and in-suite laundry for added convenience. Enjoy year-round comfort with central air conditioning and the security of heated underground parking. Condo fees include water, sewer, and heat—adding to the ease of ownership. With the Elbow Valley Trail just 3 blocks away, a 24-hour gym next door, and Macleod Trail only 2 blocks out, this location offers both peace and connectivity. Schedule your viewing today!