

1005, 215 13 Avenue SW  
Calgary, Alberta

MLS # A2279929



**\$369,900**

<b>Division:</b>	Beltline	
<b>Type:</b>	Residential/High Rise (5+ stories)	
<b>Style:</b>	Apartment-Single Level Unit	
<b>Size:</b>	906 sq.ft.	<b>Age:</b> 2009 (17 yrs old)
<b>Beds:</b>	2	<b>Baths:</b> 2
<b>Garage:</b>	Heated Garage, Parkade, Titled	
<b>Lot Size:</b>	-	
<b>Lot Feat:</b>	-	

<b>Heating:</b>	Fan Coil, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 778
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Stone	<b>Zoning:</b>	DC
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Granite Counters, High Ceilings, Kitchen Island		
<b>Inclusions:</b>	N/A		

10th-floor SW corner 2-bed, 2-bath unit at Union Square, backing onto Haultain Park with stunning Beltline views. Bright open layout with floor-to-ceiling windows, 9-ft ceilings, and oversized balcony. Gourmet kitchen features stainless steel appliances, granite countertops, pantry, and built-in desk. Primary bedroom with full ensuite plus convenient 3 pcs ensuite. Includes secure titled underground parking, visitor parking, and storage unit. Prime First Street Village location—walk to downtown offices, 17th Ave, 4th St, Stephen Ave, C-Train, Saddledome, and MNP Centre.