

# \$429,900 - 1105, 215 13 Avenue Sw, Calgary

MLS® #A2203259

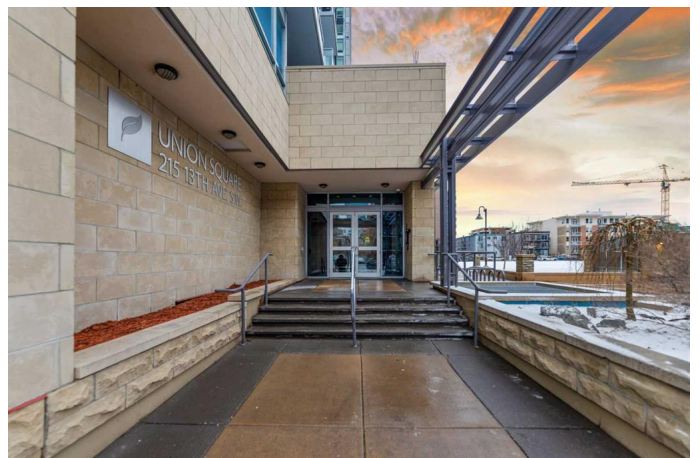
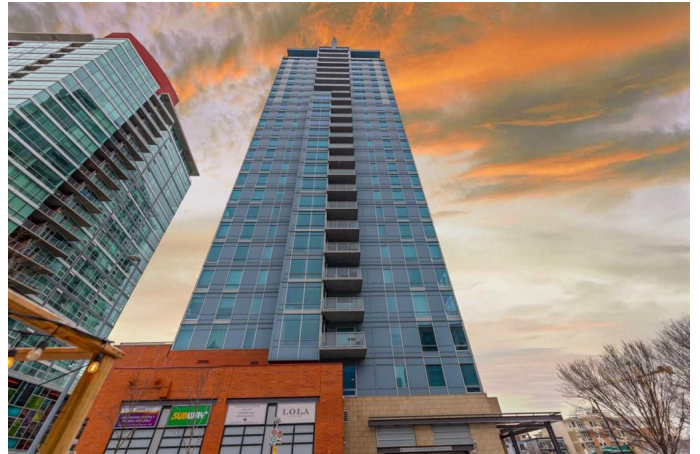
**\$429,900**

2 Bedroom, 2.00 Bathroom, 890 sqft

Residential on 0.00 Acres

Beltline, Calgary, Alberta

A Furnished CORNER Unit with Exceptional VIEWS â€” The BEST of Union Square Living! Welcome to Unit 1105 at Union Square, this FURNISHED, 2 Bedroom, 2 Bath, SW facing CORNER condo on the 11th Floor, offers EXPANSIVE VIEWS of downtown Calgary, the mountains, and youâ€™ll catch the Stampede Fireworks right from your own balcony! MODERN and WELL-APPOINTED, this condo is in one of the city's MOST SOUGHT-AFTER locations, walking distance to some of the best restaurants and amenities in the downtown core offers. (Pets OK with Board Approval) Inside, the OPEN-concept layout, vinyl plank and tile flooring flows throughout, the FLOOR to CEILING windows fills the space with natural light, showcasing STUNNING VIEWS â€” with an evening backdrop that simply SPARKLES! The KITCHEN is modern, functional, featuring a spacious GRANITE island, undermount sink, MODERN Cabinetry, GLASS tile backsplash, GRANITE countertops, and a THREE DOOR refrigerator / freezer. This condo comes FURNISHED (as shown) including ROVE Concepts furniture a brand RENOWNED for its IMPECCABLE designs and commitment to QUALITY. Starting in the dining area, the WINSTON table paired with vegan leather AUBREY chairs â€” look out onto gazing views, perfect for evening dining! Walk out to your private BALCONY, complete with a Napoleon BBQ, seating area to relax, take in the energy of the Beltline and enjoy VIEWS of the Calgary



Stampede with FIREWORKS in July!

The LIVING ROOM offers PANORAMIC City, Mountain and Park VIEWS and comes FURNISHED with more refined luxury living ROVE furniture, including a DRESDEN armless sofa with side table, and modern contemporary EVELYN coffee table, a cozy area rug, wall-mounted TV, and REMOTE-operated custom BLINDS complete the space, (valued over \$15k) allowing you to set the perfect ambiance with ease.

The PRIMARY bedroom includes a generous walk-in closet and a private three-piece ensuite, FURNISHED with a queen bed, end tables, and custom BLINDS on REMOTE. The SECOND bedroom, also FURNISHED with a queen bed, tall dresser, modern floor lamp, side end table, walk-through closet, in-suite LAUNDRY, and direct access to the four-piece main bath.

The monthly CONDO FEES INCLUDE gas, water, insurance, window cleaning, heat, assigned storage locker, bike storage and more, ensuring a hassle-free and comfortable living experience. This condo overlooks a large greenspace PARK where free summer events are hosted, tennis courts and a modern playground – all to enjoy with friends & family.

Additional Features: AIR CONDITIONING, 9' ceilings, TITLED underground parking, and additional STORAGE. Located steps from First Street MARKET, restaurants, nightlife, and the Stampede grounds, it's the perfect place to ENJOY downtown living.

Move-in ready and prime location, this 2 bed, 2 bath FURNISHED CORNER condo has it ALL and one you don't want to miss! Call your favorite Realtor to book a showing today!

Built in 2009

## Essential Information

MLS® #	A2203259
Price	\$429,900
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	890
Acres	0.00
Year Built	2009
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

### **Community Information**

Address	1105, 215 13 Avenue Sw
Subdivision	Beltline
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2R0V6

### **Amenities**

Amenities	Elevator(s), Parking, Storage
Parking Spaces	1
Parking	Titled, Underground

### **Interior**

Interior Features	Granite Counters, High Ceilings, No Animal Home, No Smoking Home
Appliances	Dishwasher, Electric Range, Microwave Hood Fan, Refrigerator, See Remarks, Washer/Dryer Stacked, Window Coverings
Heating	Fan Coil
Cooling	Central Air
# of Stories	26

### **Exterior**

Exterior Features	Balcony, Barbecue
Construction	Concrete, Metal Siding, Mixed, Stone

### **Additional Information**

Date Listed March 19th, 2025

Days on Market 15

Zoning DC

## **Listing Details**

Listing Office MaxWell Canyon Creek

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