

**1003, 215 13 Avenue SW**  
**Calgary, Alberta**

**MLS # A2305965**



**\$379,000**

<b>Division:</b>	Beltline		
<b>Type:</b>	Residential/High Rise (5+ stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	896 sq.ft.	<b>Age:</b>	2009 (17 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Parkade, Secured, Stall, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Fan Coil, Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate, 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>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Kitchen Island, Open Floorplan, Stone Counters, Storage, Walk-In Closet(s)		

**Inclusions:** N/A

Welcome to Unit #1003 at Union Square—a NW corner 2-bed, 2-bath condo in the heart of the Beltline designed for elevated inner-city living. With floor-to-ceiling windows, 9 foot ceilings, & sweeping 270 degree views of the Downtown skyline, Haultain Park, & the Rocky Mountains, this home is filled with natural light & an incredible sense of space. Start your mornings with coffee overlooking the park & wind down relaxing on your private covered west-facing patio, taking in mountain views & unforgettable evening sunsets (complete with gas hookup for easy BBQ nights)—the kind of space that makes staying in just as appealing as going out. Inside, the layout is thoughtfully designed for modern living, with bedrooms positioned on opposite sides of the floor plan for added privacy, a dedicated work area just off the living room for an ideal work-from-home setup, & a second bedroom perfect for hosting guests. The interior features clean, contemporary finishes including granite countertops, stainless steel appliances, glass backsplash, & newer durable laminate flooring. The primary bedroom is a spacious retreat with a walk-in closet & a well-appointed ensuite featuring a walk-in glass shower, while evenings offer views of the illuminated Calgary Tower, adding an iconic city backdrop to your bedtime routines. Central A/C keeps things comfortable all summer long, & everyday convenience is elevated with in-suite laundry, an underground heated parking stall, & a dedicated storage locker. Step outside & you’re exactly where you want to be—Downtown & some of Calgary’s best spots are all within walking distance, including First Street Market, The Sunday Shop, Ten Foot Henry & Proof Cocktail Lounge. The C-Train, Stampede Park, cafés, fitness studios, & vibrant nightlife all just steps from your door. Walk to work. Walk to dinner. Walk

to everything. This is Beltline living, done right.