

# \$414,900 - 1201, 215 13 Avenue Sw, Calgary

MLS® #A2187616

**\$414,900**

2 Bedroom, 2.00 Bathroom, 881 sqft  
Residential on 0.00 Acres

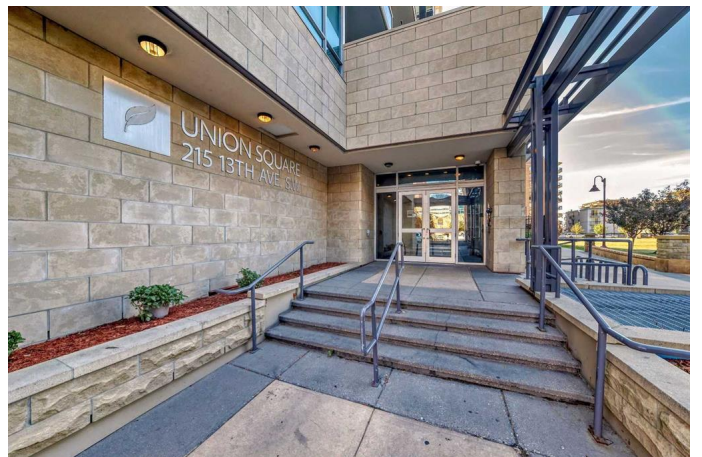
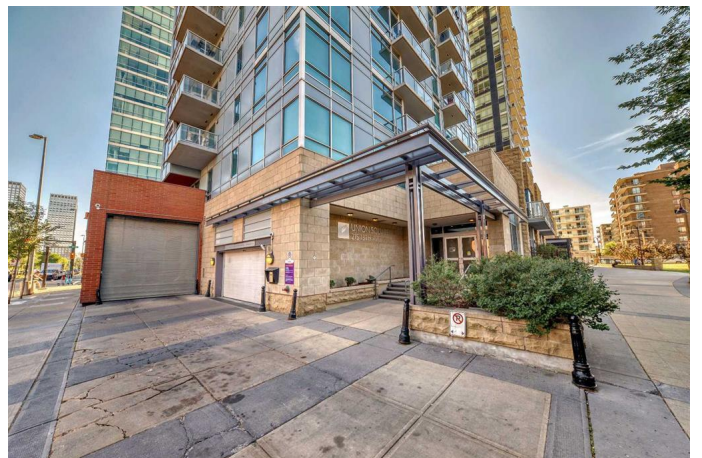
Beltline, Calgary, Alberta

Welcome to Unit 1201 at Union Square—your gateway to an exciting downtown lifestyle. Nestled in the dynamic Beltline neighborhood, this 12th-floor condo offers breathtaking views of downtown Calgary.

Designed with modern city living in mind, this unit features a bright, open layout that's perfect for entertaining or relaxing after a busy day. The full-size kitchen boasts a spacious island with seating, ideal for hosting friends or enjoying casual meals. The living room is a showstopper, framed by floor-to-ceiling windows that flood the space with natural light and showcase stunning urban vistas. Step onto your private balcony to enjoy the cityscape—it's your personal escape in the heart of the action.

The primary bedroom is a tranquil retreat, complete with a walk-in closet and private 3-piece ensuite. The second bedroom, located on the opposite side of the unit for added privacy, offers its own 4-piece ensuite with stacked laundry. Both rooms feature spectacular views that make waking up a pleasure.

This unit comes with all the essentials for a convenient downtown lifestyle: air conditioning, 9' ceilings, titled parking, additional storage, and bike storage. Whether you're hitting up the nearby restaurants, enjoying nightlife, or commuting to work, everything you need is



just steps away.

Unit 1201 is move-in ready and waiting for you to make it your own. Check out the virtual tour and book your showing todayâ€”start your downtown adventure now!

Built in 2009

### Essential Information

MLS® #	A2187616
Price	\$414,900
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	881
Acres	0.00
Year Built	2009
Type	Residential
Sub-Type	Apartment
Style	High-Rise (5+)
Status	Active

### Community Information

Address	1201, 215 13 Avenue Sw
Subdivision	Beltline
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2R 0V6

### Amenities

Amenities	Bicycle Storage, Elevator(s), Park, Parking, Playground, Secured Parking, Storage, Trash, Visitor Parking
Parking Spaces	1
Parking	Secured, Stall, Titled, Underground

### Interior

Interior Features	Built-in Features, Granite Counters, Kitchen Island, Open Floorplan,
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Appliances	Stone Counters, Storage, Walk-In Closet(s) Dishwasher, Electric Range, Microwave Hood Fan, Refrigerator, Washer/Dryer Stacked, Window Coverings
Heating	Fan Coil, Natural Gas
Cooling	Central Air
# of Stories	26

### **Exterior**

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

### **Additional Information**

Date Listed	January 14th, 2025
Days on Market	80
Zoning	DC

### **Listing Details**

Listing Office	2% Realty
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