

\$339,900 - 1504, 215 13 Avenue Sw, Calgary

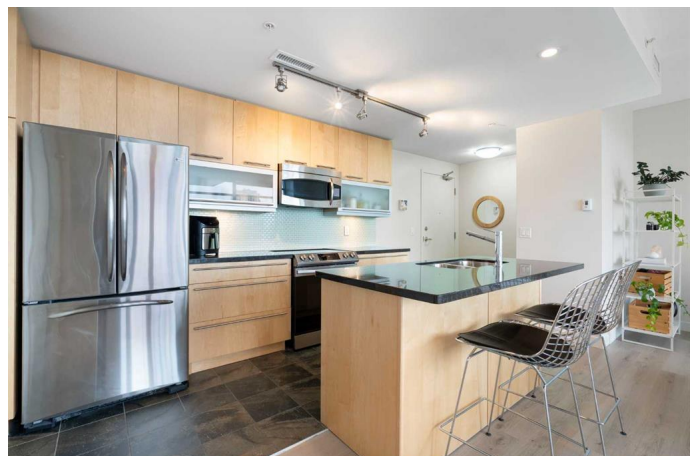
MLS® #A2204599

\$339,900

1 Bedroom, 1.00 Bathroom, 671 sqft
Residential on 0.00 Acres

Beltline, Calgary, Alberta

The one youâ€™ve been waiting for is finally here. Welcome to Unit 1504 at Union Squareâ€”a statement condo in one of Calgaryâ€™s most sought-after inner-city neighbourhoods. Whether you're drawn to the incredible mountain views, the elevated interior design, or the unbeatable walkable lifestyle, this unit checks every boxâ€”and then some. Step inside and youâ€™re instantly greeted by soaring 9â€™ flat ceilings (a rare & luxurious upgrade), newer luxury vinyl plank flooring, and floor-to-ceiling windows that flood the space with natural light and frame showstopping panoramic viewsâ€”from the city skyline to the majestic Rockies. This isnâ€™t just a condo. Itâ€™s your personal sky-high retreat. The kitchen is modern and functional, designed for entertaining and everyday living. Granite countertops, full-height cabinetry, stainless steel appliances, and an eat-up island that invites conversation while you prep dinner with the mountains as your backdrop. The open-concept layout flows into a cozy living space with plenty of room to relax or entertain, and just off the dining nook is a thoughtfully integrated work-from-home zoneâ€”perfect for todayâ€™s flexible lifestyle. The covered balcony is your front-row seat to Calgaryâ€™s most stunning sunsets, with room for lounge furniture, gas BBQ, and more. Slide into your spacious primary suite through modern panel doorsâ€”large enough for a king-sized bed, and conveniently connected to a 4-piece bathroom and in-suite laundry. You'll



love the comfort of central air conditioning, and appreciate the peace of mind that comes with heated underground parking and robust building security features. This is a very secure and quiet building, where homeowners enjoy a sense of calm, community, and class. Step outside and you're in the heart of it all yet nestled on a serene, tree-lined street backing onto Haultain Park. Tennis courts, playgrounds, picnic spots, and urban greenspace right at your doorstep. Union Square is just blocks from 17th Ave, Elbow River pathways, and some of Calgary's best dining, fitness studios, and entertainment. And when it's time to head to the suburbs or out of town, Macleod Trail is just two blocks away. This unit blends luxury, location, lifestyle, and value in a way few properties ever do. If you've been waiting for the one, your search ends here.

Built in 2009

Essential Information

MLS® #	A2204599
Price	\$339,900
Bedrooms	1
Bathrooms	1.00
Full Baths	1
Square Footage	671
Acres	0.00
Year Built	2009
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

Community Information

Address	1504, 215 13 Avenue Sw
Subdivision	Beltline
City	Calgary

County	Calgary
Province	Alberta
Postal Code	T2R 0V6

Amenities

Amenities	Bicycle Storage, Elevator(s), Secured Parking, Visitor Parking, Parking, Storage, Trash
Parking Spaces	1
Parking	Secured, Titled, Underground, Heated Garage, Parkade

Interior

Interior Features	Built-in Features, Granite Counters, Kitchen Island, Open Floorplan, Breakfast Bar
Appliances	Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Window Coverings, European Washer/Dryer Combination
Heating	Natural Gas, Fan Coil
Cooling	Central Air
# of Stories	27

Exterior

Exterior Features	Balcony
Construction	Concrete

Additional Information

Date Listed	April 2nd, 2025
Days on Market	10
Zoning	DC

Listing Details

Listing Office	Royal LePage Benchmark
----------------	------------------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.