

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

MLS® #A2187616

**\$414,900**

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

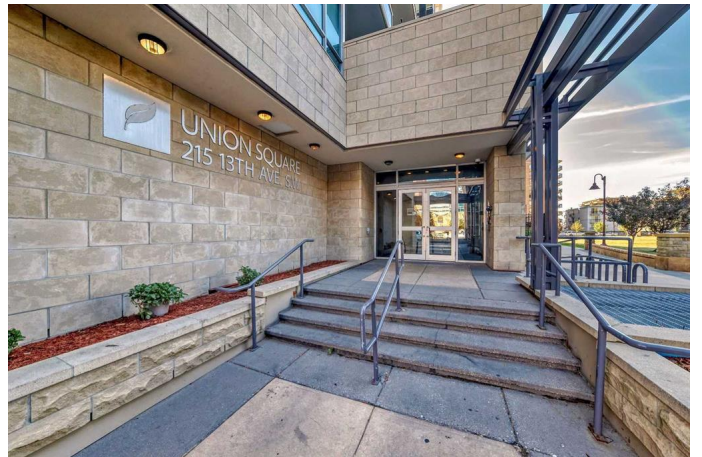
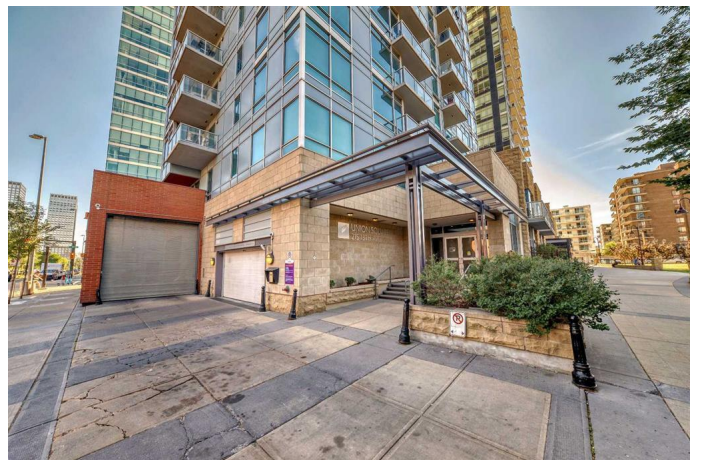
Beltline, Calgary, Alberta

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, |
|-------------------|--|

|              |   |
|--------------|---|
| Appliances   | Stone Counters, Storage, Walk-In Closet(s)<br>Dishwasher, Electric Range, Microwave Hood Fan, Refrigerator,<br>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 | 81                 |
| Zoning         | DC                 |

### **Listing Details**

|                |           |
|----------------|-----------|
| Listing Office | 2% Realty |
|----------------|-----------|

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