1706, 215 13 Avenue SW
Calgary, Alberta

MLS # A2257767

$469,000

Division:	Beltline		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	918 sq.ft.	**Age:**	2009 (16 yrs old)
Beds:	2	**Baths:**	2
Garage:	Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Fan Coil, Natural Gas	**Water:**	-
Floors:	Carpet, Tile	**Sewer:**	-
Roof:	-	**Condo Fee:**	$ 778
Basement:	-	**LLD:**	-
Exterior:	Concrete	**Zoning:**	DC
Foundation:	-	**Utilities:**	-
Features:	High Ceilings, No Animal Home, No Smoking Home, Walk-In Closet(s)		

Inclusions:	BBQ

Discover elevated urban living in this gorgeous 17th-floor CORNER UNIT in the CONCRETE Union Square building, located in Calgary’s vibrant Beltline. This 2 BED, 2 BATH condo offers a spacious layout with over 900 SQ FT, and with floor-to-ceiling windows showcasing STUNNING CITY VIEWS. The open-concept living and dining area is flooded with natural light and features a wall-mounted electric fireplace, adding warmth and style and Hunter Douglas blinds throughout. The modern kitchen features stainless steel appliances and ample storage, ready for all your cooking needs. The generously sized primary bedroom boasts a large ensuite bathroom, while the second bedroom and full bathroom provide privacy and convenience, ideal for guests or a home office. Additional highlights include IN-SUITE LAUNDRY, a private balcony, heated and titled UNDERGROUND PARKING, and additional dedicated STORAGE locker. Just a few short blocks from Calgary’s downtown core, this unit places you steps from some of the city’s best restaurants, cafes, and amenities. Enjoy easy access to green spaces, bike paths, convenient routes in and out of the city, and nearby landmarks including Stampede Park, the Saddledome, and the LRT—perfectly blending comfort, style, and urban convenience. You don’t want to miss this one!