1903, 215 13 Avenue SW
Calgary, Alberta

MLS # A2225681

$439,900

Division:	Beltline
Type:	Residential/High Rise (5+ stories)
Style:	Apartment-Single Level Unit

Size:	920 sq.ft.	**Age:**	2009 (16 yrs old)
Beds:	2	**Baths:**	2
Garage:	Secured, Stall, Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Fan Coil, Natural Gas		**Water:**	-
Floors:	Carpet, Ceramic Tile, Vinyl		**Sewer:**	-
Roof:	-		**Condo Fee:**	$ 788
Basement:	-		**LLD:**	-
Exterior:	Brick, Concrete, Metal Siding , Mixed		**Zoning:**	DC
Foundation:	-		**Utilities:**	-

Features: Built-in Features, Granite Counters, Kitchen Island, Open Floorplan, Stone Counters, Walk-In Closet(s)

Inclusions: N/A

Welcome to Unit 1903 at Union Square, a bright West facing suite with floor-to-ceiling windows with views of Haultain Park, the Rockies, Calgary Tower and downtown. Featuring U/G Parking and Central A/C the open floor plan boasts durable laminate flooring in the living room and kitchen, soft carpet in each bedroom and tile in both bathrooms. Sliding glass doors—full height in both bedrooms—let in plenty of light and place the bedrooms on opposite sides of the suite for extra privacy. The kitchen has stainless-steel appliances, a large island for meals or get-togethers and a built-in nook that's perfect for a home office. Step out onto your private balcony—with gas BBQ hookup—and take in the park below, complete with tennis courts, a playground and mature trees. The primary bedroom includes a walk-in closet and spa-style ensuite, while the second bedroom offers cheater-ensuite access to the other full bath. You'll also have in-suite laundry, secure underground parking and your own storage locker. Just downstairs, the Union Square Food Hall brings a variety of dining options right to your doorstep. With a Walk Score of 93, you're steps from the C-Train, river pathways, the Stampede Grounds and all the shops and restaurants downtown. Urban living at its best!