1201, 215 13 Avenue SW
Calgary, Alberta

MLS # A2211797

$395,000

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

Size:	881 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:**	$ 766
Basement:	-	**LLD:**	-
Exterior:	Brick, Concrete, Metal Siding , Mixed, Stone	**Zoning:**	DC
Foundation:	-	**Utilities:**	-

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

Inclusions: NONE

Experience vibrant downtown living in this stunning 12th-floor condo, ideally located in the sought-after Beltline community. Boasting sweeping views of Calgary's iconic skyline, this stylish urban retreat offers the perfect blend of sophistication, comfort, and convenience. Step inside to discover a bright and open floor plan, thoughtfully designed for both everyday living and entertaining. The contemporary kitchen features a full-sized layout with a generous island and seating—ideal for casual meals or hosting guests. The spacious living area is surrounded by floor-to-ceiling windows, filling the space with natural light and framing breathtaking city views. Step out onto your private balcony and take in the sights—it's your own downtown oasis. The primary bedroom is a serene escape, complete with a walk-in closet and a sleek 3-piece ensuite. The second bedroom is located on the opposite side of the unit for maximum privacy and includes its own 4-piece ensuite, plus convenient in-suite laundry. Both bedrooms showcase stunning views, making every morning feel like a luxury. Additional features include 9' ceilings, central air conditioning, titled underground parking, a dedicated storage locker, and secure bike storage. Union Square puts you just steps from some of Calgary's best restaurants, cafes, nightlife, parks, and downtown offices—everything you need for a connected, dynamic lifestyle. Unit 1201 is move-in ready—check out the virtual tour, or schedule your private tour today and see why this could be your perfect downtown home.