

# \$539,000 - 1802, 215 13 Avenue Sw, Calgary

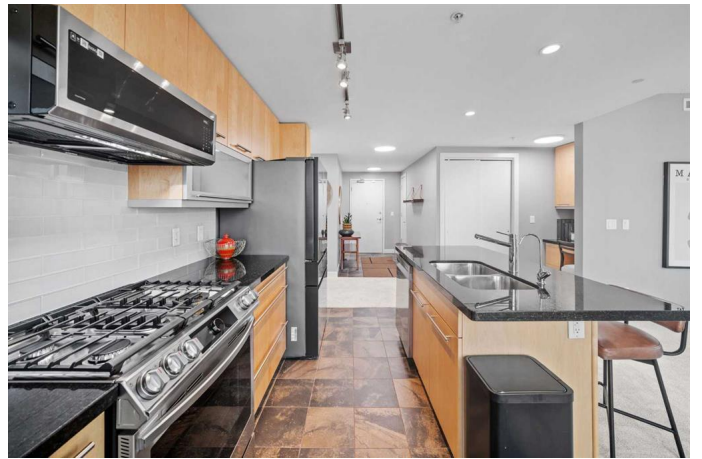
MLS® #A2170012

**\$539,000**

2 Bedroom, 2.00 Bathroom, 1,220 sqft  
Residential on 0.00 Acres

Beltline, Calgary, Alberta

Discover the epitome of urban living with this remarkable 18th-floor condo in Union Square, located in Calgary's vibrant Beltline. This executive two-bedroom, two-bathroom residence boasts unparalleled sophistication, offering breathtaking panoramic views of the downtown skyline, the Calgary Tower with its ever-changing lights, and the Rocky Mountains to the west. Floor-to-ceiling windows flood the space with natural light, while upgraded automated Hunter Douglas blinds, including blackout blinds in both bedrooms, provide privacy and comfort when desired. The corner-unit design ensures unmatched privacy with no immediate neighbours, allowing you to float high above the city in a serene, light-filled space. The gourmet kitchen is a chef's dream, featuring granite countertops, a built-in moveable chopping block, and a brand new smart line of "Samsung BeSpoke" appliances including a fabulous gas range, refrigerator, microwave hood fan, dishwasher, RO water purification, & NEST thermostat. Enjoy the convenience of a garburator and ample pantry storage for all your culinary essentials. The spacious dining & living room spaces flow alongside a cozy fireplace, also with front row views of the twinkling skyline. The primary suite offers a peaceful retreat with expansive views, a spacious walk-in closet, and a spa-inspired ensuite, where you can unwind as the golden hues of Calgary's iconic sunsets illuminate your space. The second bedroom is perfect for hosting guests, creating



a home office, or curating your personal sanctuary. Both bedrooms are designed to maximize comfort and style, with custom storage solutions and STUNNING VIEWS that inspire relaxation and productivity. Step onto your private balcony to take in the city's energy, starting your mornings with a cup of coffee while watching the sunrise over the skyline or ending your evenings with a glass of wine as the city lights shimmer. This condo's thoughtful design enhances every aspect of modern urban living, from the seamless indoor-outdoor flow to its lock-and-leave convenience, catering perfectly to busy professionals and those who enjoy travel or an active downtown lifestyle. For those who love to explore Calgary's vibrant food scene, the location is unmatched. Situated above First Street Market, you'll have immediate access to an array of eateries, from gourmet coffee to a fabulously social wine bar. Beyond the residence, Union Square offers proximity to boutique hotels for visiting guests, a well-equipped gym & yoga studio just steps away, and endless top-rated dining & entertainment options. Whether you prefer exploring Calgary's renowned dining scene, indulging in upscale shopping, or simply soaking in the dynamic energy of the city, everything you need is within walking distance. Enjoy the convenience of a HEATED/TITLED PARKING STALL & large storage locker. With its prime location, sophisticated design, and UNBEATABLE VIEWS, this condo is a RARE FIND that redefines urban living.

Built in 2009

### **Essential Information**

MLS® #	A2170012
Price	\$539,000
Bedrooms	2

Bathrooms	2.00
Full Baths	2
Square Footage	1,220
Acres	0.00
Year Built	2009
Type	Residential
Sub-Type	Apartment
Style	High-Rise (5+)
Status	Active

### Community Information

Address	1802, 215 13 Avenue Sw
Subdivision	Beltline
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2R 0V6

### Amenities

Amenities	Elevator(s), Playground, Secured Parking, Visitor Parking
Parking Spaces	1
Parking	Heated Garage, Secured, Titled, Underground

### Interior

Interior Features	No Smoking Home, Open Floorplan, Walk-In Closet(s), Breakfast Bar, Built-in Features, Granite Counters, Kitchen Island, Pantry, Soaking Tub
Appliances	Dishwasher, Refrigerator, Central Air Conditioner, Dryer, Garburator, Gas Range, Microwave Hood Fan, Washer, Window Coverings, Water Purifier
Heating	Natural Gas, Fan Coil
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Electric, Living Room
# of Stories	27

### Exterior

Exterior Features	Balcony, BBQ gas line
Roof	Tar/Gravel

Construction      Metal Siding, Concrete

### **Additional Information**

Date Listed      January 24th, 2025

Days on Market      70

Zoning      DC

### **Listing Details**

Listing Office      Real Broker

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.