

2105, 215 13 Avenue SW  
Calgary, Alberta

MLS # A2308130



## \$378,500

<b>Division:</b>	Beltline		
<b>Type:</b>	Residential/High Rise (5+ stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	901 sq.ft.	<b>Age:</b>	2009 (17 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Heated Garage, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Fan Coil	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 778
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Mixed	<b>Zoning:</b>	DC
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Granite Counters, High Ceilings, Kitchen Island, Pantry		

**Inclusions:** None

Welcome to Union Square &mdash; a striking concrete high-rise that towers above Haultain Park in the heart of Calgary's vibrant Beltline. This stylish 2 bedroom, 2 bathroom 900+ sq ft on the 21st floor delivers elevated urban living with breathtaking, unobstructed downtown views. Wrapped in a wall of floor-to-ceiling windows, the space is bathed in natural light all day, with the city skyline serving as your everyday backdrop and the Stampede fireworks lighting up your evenings. The bright, open-concept layout with 9 ft ceilings is anchored by a modern kitchen featuring granite countertops, ample cabinetry, and a seamless flow into the living and dining areas &mdash; perfect for entertaining or relaxing. A dedicated office space offers the ideal spot for a home office, reading nook, or productive work-from-home setup. The thoughtfully designed split-bedroom floorplan ensures maximum privacy, with two spacious bedrooms and two full bathrooms &mdash; ideal for professionals, roommates, or guests. Year-round comfort is assured with central air conditioning, and everyday convenience comes courtesy of in-suite laundry, a heated and titled underground parking stall, and a dedicated storage locker. Step outside to your generous 13 ft x 5 ft balcony &mdash; an extension of your living space where you can take in the city lights, enjoy fresh air, and unwind above it all. Union Square itself is a sought-after concrete-built residence offering secure underground parking, bicycle storage, and a sophisticated, professionally managed building with thirteen visitor parking stalls. Living here means being steps to the very best of Calgary's downtown lifestyle &mdash; walkable access to 17th Avenue's shopping and dining, the Bow River and Elbow River pathways, Stampede Park, the Saddledome, and Repsol Sport Centre. The C-Train is just minutes away, connecting you across the

city, while the downtown core sits a few short blocks north. Whether you're a young professional, downsizer, or investor, this is Beltline living at its absolute best &mdash; sleek, walkable, and truly elevated. \*\*Some images have been virtually/digitally staged to illustrate possible furnishings and layout.