215 13 Avenue Calgary Alberta

$535,000

Click brochure link for more details** Stunning downtown views from this updated bright corner unit located in the desirable Union Square building. Be just steps to all the Calgary Flames games & Calgary Stampede action! This open concept 2 bed, 2 bath concrete condo is filled with light by an abundance of pot lights & floor to ceiling windows. This unit is perfect for entertaining, with the living and dining room open to a gourmet kitchen with stainless steel appliances, granite counter tops, under cabinet lighting, and a pull out pantry. Many recent upgrades include new washer & dryer, a brand new microwave hood fan, new kitchen backsplash, fresh paint and all new modern white oak wide plank LVP throughout. The primary bedroom offers a walk in closet & spa like en-suite bathroom. Both bathrooms have been fully updated with Carrara marble inspired tile, new showers, new sinks and new faucets. In-suite laundry, one underground parking stall & one storage unit are included (both are located in a great corner location). Second bedroom has a custom murphy bed adding flexibility to the space. The building's unparalleled location is just minutes from everything you could need: a short walk to downtown, the river pathway systems, 17th avenue, a 24h gym, hot yoga & spin, Starbucks, First Street Market bistro and some of the best cocktail bars & restaurants in the city. Unit is move in ready and can be comfortable for many years to come! (id:6769)

Kitchen 16.17 Ft x 9.42 Ft		Bedroom 11.67 Ft x 10.08 Ft	
Dining room 10.67 Ft x 5.50 Ft		Primary Bedroom 11.67 Ft x 10.08 Ft	
Living room 16.17 Ft x 12.08 Ft		4pc Bathroom .00 Ft x .00 Ft	
Laundry room 4.00 Ft x 2.33 Ft		3pc Bathroom .00 Ft x .00 Ft	
Other 9.00 Ft x 5.75 Ft			

Listing Presented By:
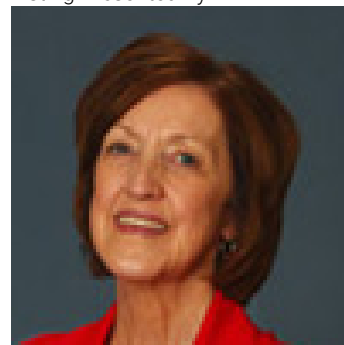
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