



## 215 13 Avenue Calgary Alberta

\$489,900

SPECTACULAR VIEWS OF DOWNTOWN // THE ROCKY MOUNTAINS // STAMPEDE PARK // Located up on the 23rd Floor, discover the unparalleled elegance of this 2 BEDROOM, 2 BATH SOUTHWEST CORNER UNIT in Union Square. Expansive floor-to-ceiling glass windows throughout showcase UNOBSTRUCTED VIEWS of Calgary's Downtown, The Rocky Mountains & Stampede Park. GORGEOUS SUNSETS! The open & spacious floor plan, complemented by 9' Ceilings & new Vinyl Plank Flooring allows seamless flow between all rooms, perfect for hosting guests & entertaining friends & family. The Kitchen offers Granite Countertops, a large Island with seating, glass tile backsplash, Stainless Steel Appliances (including a brand new Refrigerator) & Pantry. A Built-In Desk offers a work-from home space with additional storage. The Primary Bedroom with unobstructed west views includes a 3-Piece En-Suite with Shower, Make-Up Vanity, Storage & Walk-In Closet. Bedroom #2 offers plenty of space with a Walk-Through 4-Piece En-Suite, Closet & access to In-Suite Laundry. Additional Unit features include Central Air Conditioning & Gas hook-up for the BBQ. An underground Titled Parking Stall (oversized!) is included along with a separate Storage Locker. BUILDING AMENITIES INCLUDE: Underground Visitor Parking, Bicycle Storage Room, Welcoming Lobby, Restaurants & Shops. COMMUNITY OFFERS: Pickleball & Tennis Courts, Parks & Playgrounds, Pathways, and additional Shops & Restaurants to include some of Calgary's very best! Perfect for young Professionals & Executives with walking access to major Office Towers, and/or Retirees seeking a sophisticated, Urban Lifestyle. Book a DAYTIME OR EVENING viewing... both are SPECTACULAR! (id:6769)

3pc Bathroom Measurements not available

4pc Bathroom Measurements not available

Bedroom 9.92 Ft x 11.17 Ft

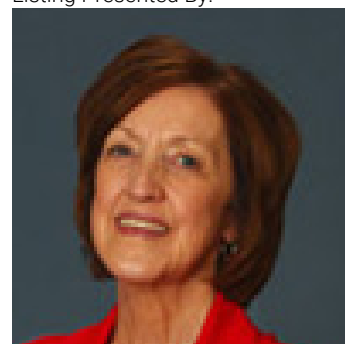
Dining room 12.67 Ft x 10.75 Ft

Kitchen 16.58 Ft x 12.83 Ft

Living room 11.75 Ft x 11.00 Ft

Primary Bedroom 13.25 Ft x 11.17 Ft

Listing Presented By:



Originally Listed by:  
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CIR

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