



## 215 13 Avenue Calgary Alberta

\$399,900

Welcome to your urban oasis in the heart of the Beltline at the Union Square building, where luxury living meets convenience on the 19th floor. This stunning 2-bed, 2-bath corner unit condo boasts many upgrades, including gleaming laminate floors and sleek granite countertops. As you step inside, the floor-to-ceiling windows capture your attention, framing breathtaking views of the majestic Rocky Mountains and downtown skyline and bathing the space in natural light. The open-concept living area seamlessly integrates the living room, dining area, and kitchen, creating an inviting and functional space for relaxation and entertainment. The gourmet kitchen is a chef's dream, featuring stainless steel appliances, an expansive island, and a generous pantry. Whether preparing a quick breakfast or hosting a dinner party, this kitchen is well-equipped to meet your culinary needs. The primary bedroom is a spacious retreat with a walk-in closet, ample storage for your wardrobe, and a luxurious 3-piece ensuite bath. Wake up to the breathtaking mountain views each morning and savour the convenience of a private sanctuary. The second bedroom can also double as a home office, with a 4-pc bath offering exclusively for guests. In-suite laundry adds to the practicality of this space, offering a quick and easy solution to your laundry needs. Step out onto the private balcony, which features a convenient BBQ gas line, and enjoy the sights and sounds of the vibrant city below. This condo is not just about style and comfort; it's also about practicality. Stay cool in the summer with in-suite air conditioning, and keep your car secure in the titled underground parking. Also included is a separate storage locker, providing additional space for your belongings. The Union Square building's prime location is truly unbeatable. You'll be steps away from shopping, dining, and entertainment opti...

Kitchen 12.67 Ft x 8.33 Ft

Dining room 11.08 Ft x 7.92 Ft

Living room 11.92 Ft x 11.08 Ft

Laundry room 3.92 Ft x 2.50 Ft

Other 13.67 Ft x 4.92 Ft

Primary Bedroom 11.92 Ft x 11.17 Ft

Bedroom 11.58 Ft x 9.92 Ft

3pc Bathroom 13.08 Ft x 5.08 Ft

4pc Bathroom 8.25 Ft x 4.92 Ft

Listing Presented By:



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**Real Estate Professionals Inc.**

202, 5403 CROWCHILD TRAIL  
N.W., Calgary, AB, T3B4Z1

Phone: 403-547-4102  
cm.mackenzie@shaw.ca