



## 215 13 Avenue Calgary Alberta

\$459,900

Don't miss out on this amazing opportunity to make your home in UNION SQUARE...this upscale high-rise in the Beltline next to beautiful Haultain & Memorial Parks. Located on the Southwest corner of the 20th floor surrounded by sweeping views of the city & mountains, this sun-drenched 2 bedroom unit enjoys an expanse of floor-to-ceiling windows, granite countertops & engineered wood floors, 2 full bathrooms & titled underground parking for your exclusive use. Sensational open concept design with spacious living room with South & West-facing windows, great-sized dining area with access to the covered balcony & sleek designer kitchen with centre island with new Blanco sink, pull-out pantry, phone desk & brand new stainless steel LG appliances including stove/convection oven plus Bosch dishwasher. The master bedroom has a walk-in closet & ensuite with loads of counterspace & an oversized shower. The 2nd bedroom is next to the 2nd bathroom with its own private access. Insuite laundry with a stacking LG washer/dryer. Additional upgrades include frosted barn doors on both bedrooms, new appliances & both bathrooms have granite counters with tile floors & new above-counter sinks. You'll just love the kaleidoscope of lights cast through the custom decorative window treatments which also provide extra privacy. And with its prime corner spot in the building, you can take in the breathtaking views stretching from the BMO Centre/Stampede Park to the mountains, Memorial & Haultain Parks, the glittering downtown skyline & stunning sunsets...all year-round! UNION SQUARE is a landmark residential tower from Apex Developments, in the First Street retail district offering 27 stories of air-conditioned living, within walking distance to popular Beltline parks & trendy hot spots, only a few short blocks to Stampede Park/BMO Centre/LRT & just minutes to everything to make this marvelous ...

3pc Bathroom .00 Ft x .00 Ft  
 4pc Bathroom .00 Ft x .00 Ft  
 Living room 11.58 Ft x 10.58 Ft  
 Dining room 8.42 Ft x 10.92 Ft

Kitchen 16.58 Ft x 18.50 Ft  
 Laundry room 2.67 Ft x 4.08 Ft  
 Primary Bedroom 13.17 Ft x 11.17 Ft  
 Bedroom 9.92 Ft x 11.17 Ft

Listing Presented By:



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 ROYAL LEPAGE BENCHMARK

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