



215 13 Avenue Calgary Alberta

\$459,000

This revamped Union Square condo captures the essence of modern urban sophistication. Lofty ceilings and expansive windows flood the space with natural light while framing breathtaking views of Downtown Calgary. The kitchen is a contemporary masterpiece, featuring an industrial-chic design with a black, white, and stainless-steel color palette. The upgraded light grey vinyl plank floors and statement lighting, including funky track lights and a bold chandelier, add a trendy edge to the space. The kitchen boasts a sleek stainless-steel-look countertop, offering a stylish modern update over its original quartz finish. A generous island invites socializing and casual dining, seamlessly flowing into the open-concept living area. Here, a built-in nook provides a versatile space for a home office or extra storage. Step out onto the private balcony for sweeping city views, from the iconic Calgary Tower to the bustling Stampede grounds. The primary suite is a retreat, complete with a walk-in closet and a spa-like ensuite featuring a vessel sink and glass-enclosed shower. The second bedroom is equally spacious, with jack-and-jill access to the main bathroom, ensuring privacy and convenience for guests or roommates. In-suite laundry adds to the effortless lifestyle this home provides. Located in the heart of the Beltline, this condo offers secured underground parking and unbeatable walkability. With a walkscore of 93, you're just steps away from renowned bars, restaurants like Ten Foot Henry, Midtown, and Proof, as well as parks, grocery stores, fitness centers, and the C-train. The river pathways and Stampede grounds are also within easy reach, making this an ideal home for modern city dwellers. Schedule your viewing today to experience contemporary Beltline living at its finest! (id:6769)

Primary Bedroom 10.42 Ft x 12.58 Ft

Dining room 5.25 Ft x 11.75 Ft

Kitchen 9.17 Ft x 12.50 Ft

Other 4.50 Ft x 4.92 Ft

3pc Bathroom 8.00 Ft x 8.00 Ft

Living room 11.83 Ft x 12.42 Ft

Bedroom 10.17 Ft x 11.58 Ft

Other 5.75 Ft x 4.83 Ft

Other 9.08 Ft x 5.83 Ft

4pc Bathroom 9.42 Ft x 7.92 Ft

Listing Presented By:



Originally Listed by:
First Place Realty

<https://www.charliebangrealty.com/>



Real Estate Professionals Inc.

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

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