



215 13 Avenue Calgary Alberta

\$449,900

Welcome to Unit 1903 at Union Square, a bright West facing suite with floor-to-ceiling windows with views of Haultain Park, the Rockies, Calgary Tower and downtown. Featuring U/G Parking and Central A/C the open floor plan boasts durable laminate flooring in the living room and kitchen, soft carpet in each bedroom and tile in both bathrooms. Sliding glass doors--full height in both bedrooms--let in plenty of light and place the bedrooms on opposite sides of the suite for extra privacy. The kitchen has stainless-steel appliances, a large island for meals or get-togethers and a built-in nook that's perfect for a home office. Step out onto your private balcony--with gas BBQ hookup--and take in the park below, complete with tennis courts, a playground and mature trees. The primary bedroom includes a walk-in closet and spa-style ensuite, while the second bedroom offers cheater-ensuite access to the other full bath. You'll also have in-suite laundry, secure underground parking and your own storage locker. Just downstairs, the Union Square Food Hall brings a variety of dining options right to your doorstep. With a Walk Score of 93, you're steps from the C-Train, river pathways, the Stampede Grounds and all the shops and restaurants downtown. Urban living at its best! (id:6769)

Living room 13.17 Ft x 10.92 Ft

Kitchen 12.83 Ft x 9.17 Ft

Dining room 9.08 Ft x 7.00 Ft

Bedroom 10.42 Ft x 9.08 Ft

Other 7.08 Ft x 5.00 Ft

3pc Bathroom 8.17 Ft x 5.67 Ft

Bedroom 12.00 Ft x 9.83 Ft

4pc Bathroom 7.92 Ft x 4.83 Ft

Laundry room 3.25 Ft x 2.83 Ft

Other 8.92 Ft x 6.25 Ft

Listing Presented By:



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