



# 215 13 Avenue Calgary Alberta

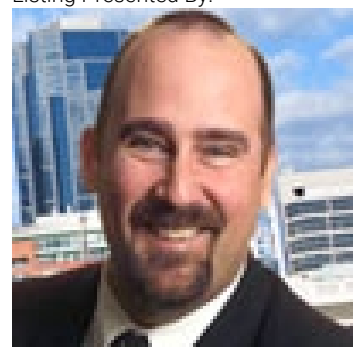
\$385,000

Picture yourself enjoying breathtaking vistas of the iconic Calgary Tower and the city skyline from the comfort of your own bed. As twilight sets in, revel in the spectacle of the city shifting from day to night and enjoy the annual Stampede fireworks from your balcony. Welcome to Suite 2301 at Union Square, a residence perched high above the city for those who crave unparalleled views. This exceptional unit boasts just under 900 square feet of living space, offering 2 bedrooms, 2 bathrooms, lofty ceilings, laminate flooring, granite countertops, floor-to-ceiling windows, and a built-in work niche. The primary bedroom in this NE corner unit is truly a sight to be seen. The views are nothing short of spectacular, the walk-in closet is generously sized, and the ensuite leaves nothing to be desired. The modern kitchen is equipped with stainless steel appliances, a spacious island, and seamlessly transitions into your dining and living areas. The second bedroom is generously proportioned and features a convenient cheater door leading to the main bathroom. In-suite laundry is neatly tucked away and offers some extra storage. With the bedrooms being on opposite sides of this unit, this double primary floor plan is perfect for roommates. Beat the summer heat with central air conditioning and take note that this unit features a fan coil with forced air heating, eliminating the need for unsightly baseboard heating in front of all your windows. Additionally, don't forget to explore the premium painted parking stall #210 in the parkade. This end unit parking stall is perfect for those who hate door dings and may be a bit particular about their vehicle. And as a bonus, this package includes a storage cage on the 2nd level, not in the parkade. Strategically located just three blocks from Calgary's brilliant +15 walkway system, a short stroll will take you to the new BMO Centre,...

3pc Bathroom 8.08 Ft x 7.83 Ft  
 4pc Bathroom 9.33 Ft x 8.25 Ft  
 Other 8.92 Ft x 5.67 Ft  
 Bedroom 12.83 Ft x 10.17 Ft  
 Foyer 6.08 Ft x 5.75 Ft

Kitchen 16.17 Ft x 9.58 Ft  
 Laundry room 4.00 Ft x 3.17 Ft  
 Living room 16.92 Ft x 14.50 Ft  
 Primary Bedroom 17.83 Ft x 10.08 Ft  
 Other 4.67 Ft x 4.50 Ft

Listing Presented By:



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