



# 215 13 Avenue Calgary Alberta

\$354,900

Finally, here is the one you've been waiting for... Welcome to prestigious UNION SQUARE, where this 1 Bed + 1 Bath Condo offers both luxurious inner-city lifestyle AND spectacular VIEWS!! This location is unbeatable - quiet and serene, surrounded by tree lined streets, backing the park w/ tennis courts, picnic tables and a playground, nestled just 4 short blocks from the downtown core near an abundance of sought-after dining options and amenities. Inside this beautiful unit you're greeted by the BRIGHT OPEN CONCEPT living space, highlighted by FLOOR-TO-CEILING WINDOWS and 9' ceilings. The tiled entryway flows into a modern Kitchen w/ GRANITE COUNTERS, a tiled backsplash, STAINLESS APPLIANCES, an EAT-UP ISLAND w/ sink where you can enjoy views or visiting during cooking prep and clean-up, and rich cabinetry that extends to the ceiling offering plenty of storage. The Dining nook and versatile built-in work from home space lead into a spacious Living Room area where you will be in awe gazing at the views. Step out onto the large COVERED BALCONY w/ enough space for your BBQ, overlooking the stunning cityscape, mature trees and park below! An elegant O/S sliding panel door ushers you into this huge Primary Suite, w/ access to the 4-pc Bathroom and IN-SUITE LAUNDRY closet. Keep cool during the summer thanks to convenient CENTRAL AIR CONDITIONING, and warm in the winter w/ the HEATED & SECURED UNDERGROUND PARKING! It keeps getting better... Condo fees also include water, sewer, and heat, and this amazing condo is only 3 blocks from Elbow Valley Trail pathways, w/ a 24 hr gym next door, and 2 short blocks from MacLeod Tr. allowing easy access to get out of the City. It checks ALL the boxes and won't last long, come see it today! (id:6769)

Living room 18.17 Ft x 13.83 Ft

Other 15.00 Ft x 9.00 Ft

Primary Bedroom 10.75 Ft x 10.67 Ft

Foyer 5.25 Ft x 4.33 Ft

Laundry room 4.00 Ft x 2.83 Ft

4pc Bathroom 9.33 Ft x 8.50 Ft

Listing Presented By:



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**RE/MAX Realty Professionals**

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