



## 215 13 Avenue Calgary Alberta

\$439,000

Living at Union Square is just like living on a luxury cruise liner in the heart of the Calgary's Beltline district. This exceptional 900 SF, 2-bedroom, 2-bathroom condominium offers a truly unique urban experience, with stunning, unobstructed views of Calgary's iconic skyline, including the Calgary Tower, and is surrounded an abundance of incredible eateries, pubs, shops, fine dining, and amenities at its doorstep. Imagine waking up every day to the shimmering cityscape right from the comfort of your own home! Step into the open-concept living space where lofty 9' ceilings and floor-to-ceiling windows flood the unit with natural light. The modern kitchen not only impresses with its sleek blonde cabinetry, granite countertops, and stainless-steel appliances but also features a center island with seating and a convenient built-in desk, adding a touch of functionality to the heart of your home. There's also room for a dinette table and chairs, perfect for enjoying meals and conversations about your day. Flowing seamlessly from the kitchen is the bright and airy living room, a perfect space for your cozy sectional couch. Unwind after a busy day on the east-facing balcony, where you'll be treated to breathtaking views of the Calgary Tower, Stampede Park, and the vibrant energy of the city below. During the annual Calgary Stampede, you'll have front-row seats to the fireworks display, making this home the ultimate vantage point for celebrations. The primary bedroom is a serene retreat with a walk-in closet and a private 4-piece ensuite including a spectacular 'shower with a view' of Calgary's skyline. Picture yourself drifting off to sleep as the city lights and sky sparkle in your sightline. The second bedroom is equally spacious and offers direct access to the main 4-piece bathroom, making it feel like its own private suite. The in-unit laundry with additional shelvin...

Kitchen 12.50 Ft x 8.50 Ft

Dining room 12.17 Ft x 7.92 Ft

Living room 12.17 Ft x 11.17 Ft

Laundry room 4.08 Ft x 2.67 Ft

Other 8.92 Ft x 5.75 Ft

Primary Bedroom 12.92 Ft x 10.58 Ft

Bedroom 11.67 Ft x 10.08 Ft

3pc Bathroom 8.08 Ft x 7.92 Ft

4pc Bathroom 9.42 Ft x 7.92 Ft

Listing Presented By:



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**RE/MAX Realty Professionals**

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