



## 215 13 Avenue Calgary Alberta

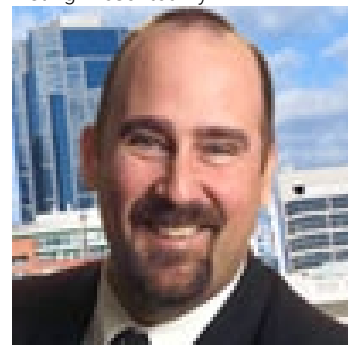
\$439,900

Discover breathtaking 22nd-floor views in this bright and open 2-bed, 2-bath Union Square condo with soaring 9-ft ceilings. Floor-to-ceiling windows flood the space with natural light, showcasing stunning city and mountain vistas. The open layout features a modern kitchen with granite counters, stainless steel appliances, and hardwood floors throughout. The primary suite boasts a walk-in closet and sleek 3-piece ensuite, while the versatile second bedroom includes a sliding barn door for flexibility as a guest room or office. Enjoy in-suite laundry, air conditioning, and a south-facing balcony with a BBQ hookup—ideal for summer evenings. The unit also includes heated underground titled parking and a convenient storage locker on the second floor. Union Square places you in the heart of Calgary's most dynamic neighbourhoods. Stroll to Central Memorial Park, Haultain Park's tennis courts and playground, and an array of popular spots like First Street Market, Ten Foot Henry, Calcutta Cricket Club, and more. With easy access to public transit, the city is at your fingertips, while nearby major routes make trips to the mountains or the airport effortless. Click on media for the video and book a private showing today! (id:6769)

Kitchen 13.25 Ft x 12.00 Ft  
 Living room 11.75 Ft x 10.75 Ft  
 Dining room 10.50 Ft x 8.08 Ft  
 Primary Bedroom 13.25 Ft x 11.17 Ft  
 Other 6.33 Ft x 5.25 Ft  
 3pc Bathroom 13.08 Ft x 5.17 Ft

Bedroom 11.25 Ft x 10.00 Ft  
 4pc Bathroom 8.17 Ft x 4.92 Ft  
 Foyer 6.33 Ft x 6.25 Ft  
 Laundry room 4.00 Ft x 2.58 Ft  
 Other 13.75 Ft x 5.25 Ft

Listing Presented By:



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 RE/MAX Real Estate (Mountain View)

<http://www.sellingcalgaryrealestate.ca/>

### RE/MAX Realty Professionals

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