

# \$449,900 - 1903, 215 13 Avenue Sw, Calgary

MLS® #A2225681

**\$449,900**

2 Bedroom, 2.00 Bathroom, 920 sqft

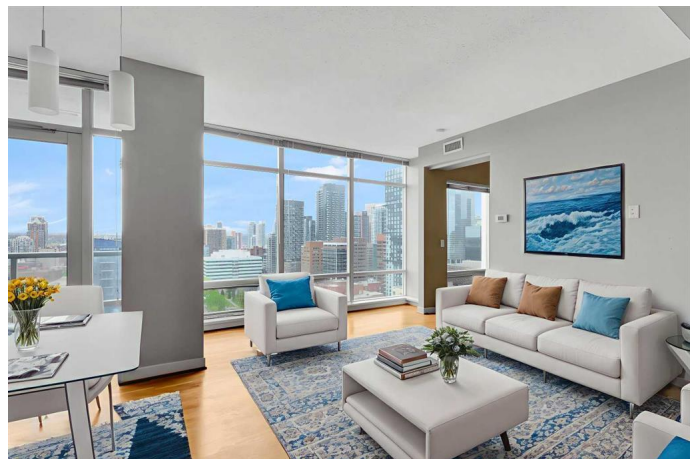
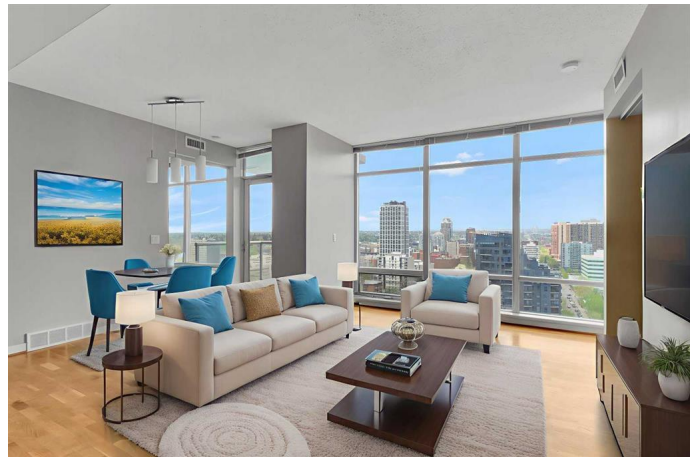
Residential on 0.00 Acres

Beltline, Calgary, Alberta

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!

Built in 2009

## Essential Information



MLS® #	A2225681
Price	\$449,900
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	920
Acres	0.00
Year Built	2009
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

### Community Information

Address	1903, 215 13 Avenue Sw
Subdivision	Beltline
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2R 0V6

### Amenities

Amenities	Bicycle Storage, Elevator(s), Parking, Playground, Secured Parking, Storage, Trash, Visitor Parking
Parking Spaces	1
Parking	Secured, Stall, Titled, Underground

### Interior

Interior Features	Built-in Features, Granite Counters, Kitchen Island, Open Floorplan, Stone Counters, Walk-In Closet(s)
Appliances	Dishwasher, Microwave, Microwave Hood Fan, Refrigerator, Washer/Dryer, Window Coverings
Heating	Fan Coil, Natural Gas
Cooling	Central Air
# of Stories	26

### Exterior

Exterior Features	Balcony
Construction	Brick, Concrete, Metal Siding, Mixed

**Additional Information**

Date Listed	May 30th, 2025
Days on Market	39
Zoning	DC

**Listing Details**

Listing Office	2% Realty
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