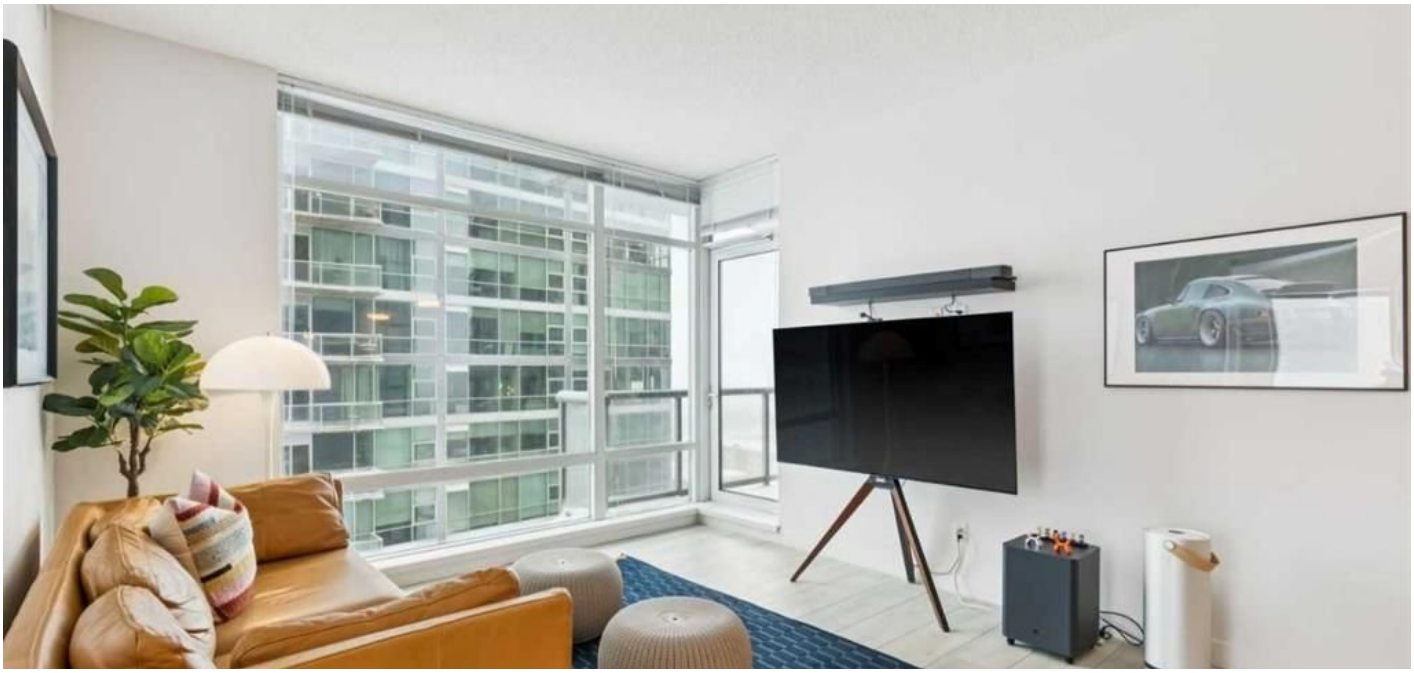
1401 215 13 Avenue SW

Calgary | Active | MLS® A2299345

$369,000









Bedrooms	Bathrooms	Year Built	Living area
2	**2**	**2009**	**871.28 sq. ft.**

Your next move starts with a conversation.

403-830-5152 | tiwana@maltiwana.ca

Listed by Bode Platform Inc.

A closer look

Experience urban living at its finest in this beautifully maintained 2-bedroom residence located on the 14th floor of the prestigious Union Square building. This unit offers breathtaking city views through floor-to-ceiling windows and an open-concept layout that maximizes natural light. The modern kitchen features granite countertops and stainless steel appliances, flowing seamlessly into a spacious living area-perfect for entertaining. Both bedrooms are generously sized, providing comfort and style in one of Calgary's most sought-after locations. Key Features: Prime Location: Steps away from top-rated restaurants, cafes, and Central Memorial Park. Spectacular Views: Elevated 14th-floor position overlooking the vibrant Beltline. 1 underground parking space & storage Ready for Move-in: Meticulously cared for and available for quick possession.

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2299345
Bedrooms	2
Bathrooms	2
Year Built	2009
Property Type:	Residential
Property Sub Type:	Apartment
Condo Type:	Conventional Condo
Transaction Type:	For Sale
Suite:	No
Num Legal Suites:	0
Num Illegal Suites:	0
Home Style:	Apartment-Single Level Unit
Total Living Area:	871.28 sq. ft.
Main Level Finished Area:	871.28 sq. ft.
Condo Fee:	$766.00

Condo Fee Includes:	Heat, Maintenance Grounds, Reserve Fund Contributions, Sewer, Snow Removal, Water
Front Exposure:	Southeast
Unit Exposure:	Southeast
Floor Location:	Other
Entry Level:	1
Stories Total:	27
Levels:	Single Level Unit
End Unit:	2+ Common Walls
Total Rooms Above Grade:	5
Year built:	2009 (Age: 17)
Bedrooms:	2 (Above Grd: 2)
Bedrooms Above Grade:	2
Bedrooms On Main:	2
Bedrooms Below Grade:	0
Bathrooms:	2.0 (Full:2, Half:0)
Num Ensuite Baths:	1
Plan:	0911532
Heating:	Forced Air, Natural Gas
Foundation:	Poured Concrete
New Constr.:	No
Construction Material:	Brick, Wood Frame
Structure Type:	High Rise (5+ stories)
Roof:	See Remarks
Ensuite:	Yes
Flooring:	Vinyl Plank

Cooling:	Central Air
Fireplaces:	0
Garage:	No
Parking:	Parkade, Titled
Parking Places:	1
Parking Total/Covered:	1 / -
Laundry Features:	In Unit
Condo Fee Frequency:	Monthly
City Quadrant:	Southwest
Condo Name:	Union Square
Community:	Beltline
Amenities:	None
Appliances:	Dishwasher, Dryer, Electric Cooktop, Electric Oven, Electric Stove, Microwave, Microwave Hood Fan, Refrigerator, Washer, Window Coverings
Inclusions:	n/a
Restrictions:	Easement Registered On Title
Pets Allowed:	Restrictions, Yes
Main Floor	Kitchen · 16'2" × 9'2" ·
Main Floor	Dining Room · 14'2" × 5'9" ·
Main Floor	Living Room · 11'10" × 11'7" ·
Main Floor	Laundry · 4'1" × 2'9" ·
Main Floor	Bedroom - Primary · 12'7" × 10'5" ·
Main Floor	Bedroom · 13'1" × 10'2" ·
Title to Land:	Fee Simple
Community Features:	Park, Playground, Sidewalks, Tennis Court(s)
Interior Features:	Breakfast Bar, Ceiling Fan(s), Elevator, Kitchen Island, No Animal Home, No Smoking Home, Quartz Counters, Storage

Exterior Features:	Balcony
Patio And Porch Features:	Balcony(s)
Num. of Parcels:	0
Region:	Calgary
Zone:	CAL Zone CC
Zoning:	DC
Listed Date:	Apr 07, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/1401-215-13-avenue-sw-calgary-a2299345/

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