# 1405 215 13 Avenue SW

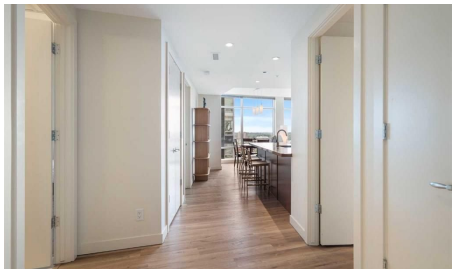
Calgary | Active | MLS® A2344894

**$356,000**









| Bedrooms | Bathrooms | Year Built | Living area |
|---|---|---|---|
| **2** | **2** | **2009** | **916.54 sq. ft.** |

## Your next move starts with a conversation.

**403-830-5152 | tiwana@maltiwana.ca**

Listed by Real Broker

# A closer look

Unobstructed Mountain Views in the Heart of the Beltline ---
Enjoy urban living in this 2-bedroom, 2-bathroom condo on the 14th floor of Union Square, in Calgary’s vibrant First Street Village. The well-designed floorplan provides excellent privacy, with the primary bedroom and ensuite separated from the main living space. The second bedroom also features its own ensuite, ideal for guests, roommates, or a home office. Floor-to-ceiling windows, 9-foot ceilings, and hardwood flooring create a bright, open feel, while the kitchen features granite countertops and stainless-steel appliances. The unobstructed western mountain view is especially appealing, with the adjacent heritage-designated building helping protect it from future development. The building is directly beside a park with tennis courts and a playground, and the home includes secure underground parking, a storage locker, and secure bike storage. Located in the heart of the Beltline, you're surrounded by restaurants and amenities, with 17th Avenue just a short walk away. The First Street Market food hall is right at the base of the building, putting dining and convenience literally outside your door. A rare combination of privacy, spectacular views, thoughtful design, and one of Calgary’s most walkable urban locations.

# Property details

| | |
|---|---|
| **Status** | Active |
| **Prop. Type** | Residential |
| **MLS® Num** | A2344894 |
| **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:** | 916.54 sq. ft. |
| **Condo Fee:** | $803.33 |

| | |
|---|---|
| **Condo Fee Includes:** | Common Area Maintenance, Heat, Maintenance Grounds, Reserve Fund Contributions, Sewer, Snow Removal, Water |
| **Front Exposure:** | Southwest |
| **Unit Exposure:** | Southwest |
| **Floor Location:** | Other |
| **Entry Level:** | 14 |
| **Stories Total:** | 27 |
| **Levels:** | Single Level Unit |
| **End Unit:** | 2+ Common Walls |
| **Total Rooms Above Grade:** | 6 |
| **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:** | 2 |
| **Plan:** | 0911532 |
| **Heating:** | Forced Air |
| **Foundation:** | Poured Concrete |
| **New Constr.:** | No |
| **Construction Material:** | Concrete |
| **Structure Type:** | High Rise (5+ stories) |
| **Ensuite:** | Yes |
| **Flooring:** | Hardwood, Tile |
| **Cooling:** | Central Air |

| | |
|---|---|
| **Fireplaces:** | 0 |
| **Garage:** | No |
| **Garage Spaces:** | 1 |
| **Parking:** | Parkade, Stall, Titled, Underground |
| **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:** | Elevator(s), Secured Parking, Storage, Visitor Parking |
| **Appliances:** | Dishwasher, Dryer, Electric Cooktop, Electric Oven, Garburator, Microwave Hood Fan, Washer |
| **Inclusions:** | Window Coverings |
| **Restrictions:** | Pet Restrictions or Board approval Required |
| **Pets Allowed:** | Restrictions |
| **Main Floor** | Bedroom · 15'1" × 11'10" · |
| **Main Floor** | Dining Room · 12'6" × 11'10" · |
| **Main Floor** | Foyer · 8'1" × 7'5" · |
| **Main Floor** | Kitchen · 13'1" × 11'6" · |
| **Main Floor** | Living Room · 12'1" × 10'10" · |
| **Main Floor** | Bedroom - Primary · 12'7" × 10'5" · |
| **Title to Land:** | Fee Simple |
| **Community Features:** | Park, Playground, Shopping Nearby, Tennis Court(s) |
| **Interior Features:** | Granite Counters |

| | |
|---|---|
| **Exterior Features:** | Balcony |
| **Patio And Porch Features:** | Balcony(s) |
| **Num. of Parcels:** | 0 |
| **Region:** | Calgary |
| **Zone:** | CAL Zone CC |
| **Zoning:** | DC |
| **Listed Date:** | Sep 12, 2026 |

### Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/1405-215-13-avenue-sw-calgary-a2344894/

### Tiwana Team | 403-830-5152 | tiwana@maltiwana.ca

Data was last updated November 23, 2026 at 02:05 PM (UTC)

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