302 215 13 Avenue SW

Calgary | Active | MLS® A2351443

$295,000









Bedrooms	Bathrooms	Year Built	Living area
1	**1**	**2009**	**577.18 sq. ft.**

Your next move starts with a conversation.

403-830-5152 | tiwana@maltiwana.ca

Listed by RE/MAX House of Real Estate

A closer look

Experience elevated inner-city living in this beautifully appointed 1 bedroom, 1 bathroom residence in Union Square, ideally located in the heart of Calgary's vibrant entertainment district. Just minutes from the river pathways and surrounded by some of Calgary's finest restaurants, cafés, and nightlife, this is urban living at its best.
Floor-to-ceiling windows flood the home with natural light and showcase stunning panoramic views of the downtown skyline. Thoughtfully finished with warm-toned millwork and durable luxury vinyl plank flooring, the space feels both modern and inviting. The open-concept kitchen is designed for entertaining, featuring a large breakfast bar, granite countertops, glass tile backsplash, and stainless steel appliances. The spacious bedroom includes a generous walk-in closet and connects to a bright 5-piece bathroom, offering both functionality and comfort. A space for your home office is perfectly appointed and completes this unit. A heated underground parking, additional storage, and unbeatable access to trendy shops and dining complete this exceptional offering.

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2351443
Bedrooms	1
Bathrooms	1
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:	577.18 sq. ft.
Main Level Finished Area:	577.18 sq. ft.
Condo Fee:	$514.64

Condo Fee Includes:	Heat, Insurance, Parking, Professional Management, Reserve Fund Contributions, Sewer, Trash, Water
Front Exposure:	North
Unit Exposure:	North
Floor Location:	Other
Entry Level:	3
Stories Total:	27
Levels:	Single Level Unit
End Unit:	2+ Common Walls
Total Rooms Above Grade:	5
Year built:	2009 (Age: 17)
Bedrooms:	1 (Above Grd: 1)
Bedrooms Above Grade:	1
Bedrooms On Main:	1
Bedrooms Below Grade:	0
Bathrooms:	1.0 (Full:1, Half:0)
Num Ensuite Baths:	0
Plan:	0911532
Heating:	In Floor
New Constr.:	No
Construction Material:	Concrete
Structure Type:	High Rise (5+ stories)
Ensuite:	No
Flooring:	Ceramic Tile, Vinyl Plank
Cooling:	Central Air
Fireplaces:	0

Garage:	No
Parking:	Parkade, Stall, 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)
Appliances:	Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer
Inclusions:	NA
Restrictions:	None Known
Pets Allowed:	Restrictions, Yes
Main Floor	Living Room · 12'3" × 9'2" ·
Main Floor	Kitchen With Eating Area · 14' × 10' ·
Main Floor	Bedroom - Primary · 11'1" × 10'5" ·
Main Floor	Walk-In Closet · 6'6" × 4'7" ·
Main Floor	Foyer · 6'9" × 5'1" ·
Main Floor	Office · 4' × 3'11" ·
Main Floor	Laundry · 6'11" × 3'10" ·
Main Floor	Balcony · 10' × 6'4" ·
Title to Land:	Fee Simple
Community Features:	Park, Playground, Schools Nearby, Shopping Nearby
Interior Features:	Breakfast Bar, Granite Counters, Kitchen Island
Exterior Features:	Balcony, Playground

Patio And Porch Features:	Balcony(s)
Num. of Parcels:	0
Region:	Calgary
Zone:	CAL Zone CC
Zoning:	DC
Listed Date:	Oct 08, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/302-215-13-avenue-sw-calgary-a2351443/

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