

\$399,999 - 1006, 215 13 Avenue Sw, Calgary

MLS® #A2259137

\$399,999

2 Bedroom, 2.00 Bathroom, 910 sqft

Residential on 0.00 Acres

Beltline, Calgary, Alberta

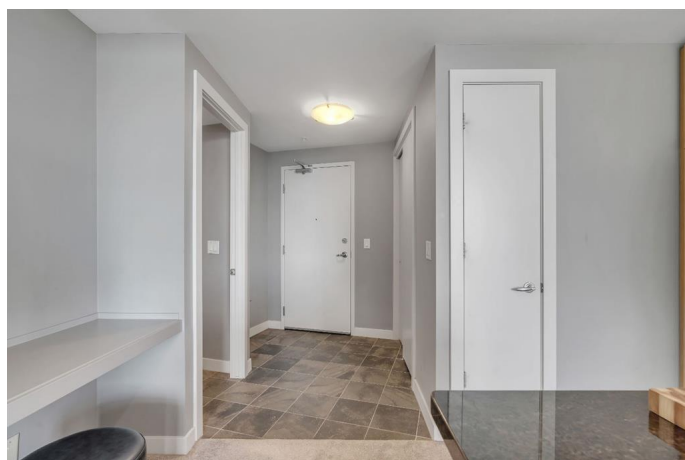
REDUCED PRICE - OPEN HOUSE OCT

18TH 12-3PM: Welcome to Unit #1006 at Union Square – a stylish 2-bedroom, 2-bath SE-facing corner condo on the 10th floor with sweeping city, park and Stampede firework views from your own balcony. Perfect for downtown professionals, young families, or first-time buyers who want an active, walkable lifestyle with Calgary’s best at their doorstep.

Inside, the open-concept layout with FLOOR-TO-CEILING windows fills the space with natural light and showcases stunning city views that sparkle at night. The chef-inspired kitchen features NEW STAINLESS-STEEL appliances (2024), a granite island, modern cabinetry, and glass tile backsplash – ideal for cooking and entertaining. The living area flows seamlessly to your private balcony, the perfect spot to unwind or watch the fireworks.

The primary retreat offers a generous walk-in closet and private ensuite, while the second bedroom is perfect for family, guests, or a home office. Additional highlights include 9’ ceilings, air conditioning, titled UNDERGROUND PARKING, extra STORAGE, and condo fees that cover gas, water, heat, insurance and more for hassle-free living.

Step outside to a vibrant community with a large park, playground, and tennis courts right



across the street, plus First Street Market, trendy restaurants, nightlife, and the Stampede Grounds just steps away. Whether you walk to work downtown, hop on the C-Train, or enjoy Calgary’s best dining and entertainment, Union Square puts you at the heart of it all.

This move-in-ready condo combines modern design, unbeatable location, and an active lifestyle. Book your private showing today!

Built in 2009

Essential Information

MLS® #	A2259137
Price	\$399,999
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	910
Acres	0.00
Year Built	2009
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

Community Information

Address	1006, 215 13 Avenue Sw
Subdivision	Beltline
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2R 0V6

Amenities

Amenities	Secured Parking, Storage, Visitor Parking
Parking Spaces	1
Parking	Heated Garage, Titled, Underground

Interior

Interior Features	Kitchen Island, No Animal Home, No Smoking Home, Storage, Walk-In Closet(s)
Appliances	Dishwasher, Electric Stove, European Washer/Dryer Combination, Microwave, Refrigerator, Window Coverings
Heating	Fan Coil, Natural Gas
Cooling	Central Air
# of Stories	26

Exterior

Exterior Features	Balcony, BBQ gas line
Construction	Concrete

Additional Information

Date Listed	September 25th, 2025
Days on Market	37
Zoning	DC

Listing Details

Listing Office	MaxWell Capital Realty
----------------	------------------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.