# \$319,900 - 1307, 215 13 Avenue Sw, Calgary

MLS® #A2263604

#### \$319,900

1 Bedroom, 1.00 Bathroom, 656 sqft Residential on 0.00 Acres

Beltline, Calgary, Alberta

Welcome to UNION SQUARE! This beautifully designed 1 Bed + 1 Bath condo offers a luxurious inner-city lifestyle paired with unbeatable downtown views.

Situated on a quiet, tree-lined street, this prime location is just 4 short blocks from the downtown core and steps from some of Calgary's best restaurants, cafes, and amenities. Enjoy easy access to green spaces, walking paths, and convenient routes in and out of the city.

Inside, the unit boasts a bright and airy open-concept layout with 9' ceilings and floor-to-ceiling windows that fill the space with natural light. The modern kitchen features granite countertops, a tiled backsplash, stainless steel appliances, full-height cabinetry, and a stylish eat-up island with sinkâ€"ideal for casual meals and entertaining.

The spacious living area opens onto a large covered balconyâ€"perfect for your BBQ or enjoying the downtown skyline.

The generously sized primary bedroom features an oversized sliding panel door, with direct access to a 4-piece bathroom and in-suite laundry for added convenience.

Enjoy year-round comfort with central air conditioning and the security of heated underground parking. Condo fees include







water, sewer, and heatâ€"adding to the ease of ownership.

With the Elbow Valley Trail just 3 blocks away and Macleod Trail only 2 blocks out, this location offers both peace and connectivity.

Schedule your viewing today!

Built in 2009

#### **Essential Information**

MLS® # A2263604 Price \$319,900

Bedrooms 1

Bathrooms 1.00

Full Baths 1

Square Footage 656
Acres 0.00
Year Built 2009

Type Residential

Sub-Type Apartment

Style Single Level Unit

Status Active

## **Community Information**

Address 1307, 215 13 Avenue Sw

Subdivision Beltline
City Calgary
County Calgary
Province Alberta
Postal Code T2R 0V6

#### **Amenities**

Amenities Elevator(s), Secured Parking

Parking Spaces 1

Parking Front Drive, Heated Garage, Parkade, Underground, Secured

# of Garages 1

#### Interior

Interior Features Breakfast Bar, Granite Counters, No Smoking Home, Walk-In Closet(s)

Appliances Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator,

Washer/Dryer Stacked

Heating Natural Gas, Fan Coil

Cooling Central Air

# of Stories 26

#### **Exterior**

Exterior Features BBQ gas line, Playground

Construction Concrete

#### **Additional Information**

Date Listed October 15th, 2025

Days on Market 20

Zoning DC

### **Listing Details**

Listing Office RE/MAX iRealty Innovations

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