

# \$389,990 - 1201, 215 13 Avenue Sw, Calgary

MLS® #A2249738

**\$389,990**

2 Bedroom, 2.00 Bathroom, 881 sqft

Residential on 0.00 Acres

Beltline, Calgary, Alberta

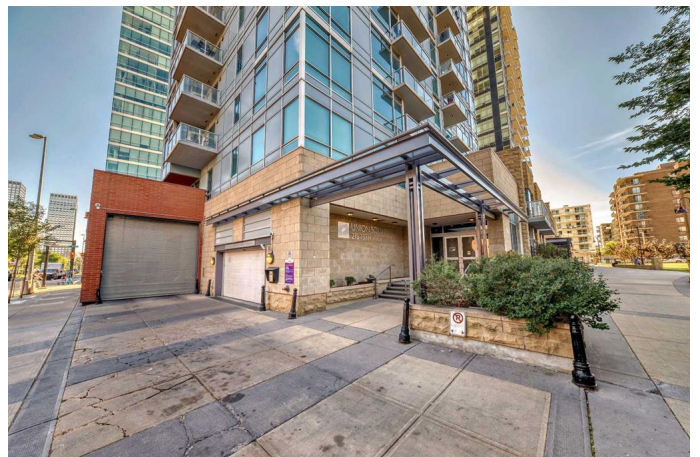
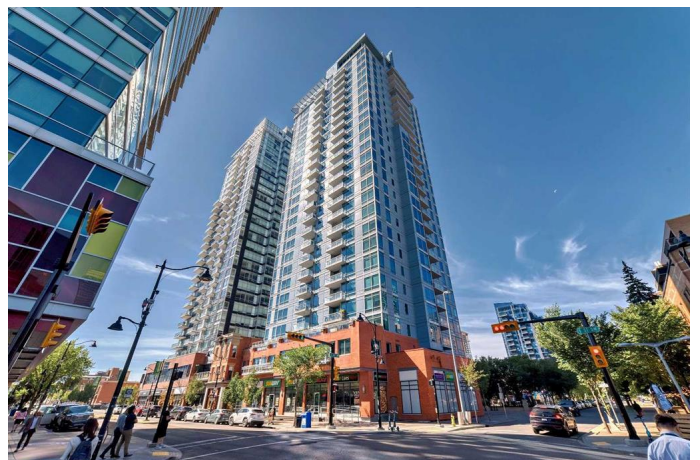
Downtown living at its finest! This 12th-floor condo in Union Square delivers unbeatable city views and a location that puts you right in the middle of Calgary's vibrant Beltline community. Whether you're looking for a stylish home base or a place to entertain, this unit checks all the boxes.

The open-concept layout is filled with natural light thanks to floor-to-ceiling windows that showcase panoramic skyline views. The kitchen is designed for both function and style, offering a full-sized layout with a large island and bar seating—perfect for quick bites or hosting friends. The living area flows seamlessly onto your private balcony, where you can soak in the energy of downtown.

Each bedroom is a private retreat, positioned on opposite sides of the condo. The primary features a walk-in closet and modern 3-piece ensuite, while the second bedroom enjoys its own 4-piece bath and the convenience of in-suite laundry. Both capture sweeping city views you'll never get tired of.

Extra perks include 9' ceilings, central A/C, titled underground parking, a storage locker, and secure bike storage.

Step outside and you're surrounded by the Beltline's best—trendy restaurants, cafés, nightlife, parks, and easy access to the core. This is more than a condo; it's a



lifestyle.

Unit 1201 is move-in ready. Book a showing today and see how downtown living was meant to be experienced.

Built in 2009

### Essential Information

|                |                   |
|----------------|-------------------|
| MLS® #         | A2249738          |
| Price          | \$389,990         |
| Bedrooms       | 2                 |
| Bathrooms      | 2.00              |
| Full Baths     | 2                 |
| Square Footage | 881               |
| Acres          | 0.00              |
| Year Built     | 2009              |
| Type           | Residential       |
| Sub-Type       | Apartment         |
| Style          | Single Level Unit |
| Status         | Active            |

### Community Information

|             |                        |
|-------------|------------------------|
| Address     | 1201, 215 13 Avenue Sw |
| Subdivision | Beltline               |
| City        | Calgary                |
| County      | Calgary                |
| Province    | Alberta                |
| Postal Code | T2R 0V6                |

### Amenities

|                |                                                                                                           |
|----------------|-----------------------------------------------------------------------------------------------------------|
| Amenities      | Elevator(s), Park, Parking, Playground, Secured Parking, Storage, Trash, Visitor Parking, Bicycle Storage |
| Parking Spaces | 1                                                                                                         |
| Parking        | Stall, Titled, Underground, Secured                                                                       |

### Interior

|                   |                                                                                                                 |
|-------------------|-----------------------------------------------------------------------------------------------------------------|
| Interior Features | Built-in Features, Granite Counters, Kitchen Island, Open Floorplan, Storage, Walk-In Closet(s), Stone Counters |
|-------------------|-----------------------------------------------------------------------------------------------------------------|

|              |                                                                                                      |
|--------------|------------------------------------------------------------------------------------------------------|
| Appliances   | Dishwasher, Electric Range, Microwave Hood Fan, Refrigerator, Washer/Dryer Stacked, Window Coverings |
| Heating      | Fan Coil, Natural Gas                                                                                |
| Cooling      | Central Air                                                                                          |
| # of Stories | 26                                                                                                   |

## Exterior

|                   |                                             |
|-------------------|---------------------------------------------|
| Exterior Features | Balcony                                     |
| Construction      | Brick, Concrete, Metal Siding, Stone, Mixed |

## Additional Information

|                |                   |
|----------------|-------------------|
| Date Listed    | August 19th, 2025 |
| Days on Market | 5                 |
| Zoning         | DC                |

## Listing Details

|                |           |
|----------------|-----------|
| Listing Office | 2% Realty |
|----------------|-----------|

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