

# \$339,900 - 1504, 215 13 Avenue Sw, Calgary

MLS® #A2204599

**\$339,900**

1 Bedroom, 1.00 Bathroom, 671 sqft  
Residential on 0.00 Acres

Beltline, Calgary, Alberta

The one youâ€™ve been waiting for is finally here. Welcome to Unit 1504 at Union Squareâ€”a statement condo in one of Calgaryâ€™s most sought-after inner-city neighbourhoods. Whether you're drawn to the incredible mountain views, the elevated interior design, or the unbeatable walkable lifestyle, this unit checks every boxâ€”and then some. Step inside and youâ€™re instantly greeted by soaring 9â€™ flat ceilings (a rare & luxurious upgrade), newer luxury vinyl plank flooring, and floor-to-ceiling windows that flood the space with natural light and frame showstopping panoramic viewsâ€”from the city skyline to the majestic Rockies. This isnâ€™t just a condo. Itâ€™s your personal sky-high retreat. The kitchen is modern and functional, designed for entertaining and everyday living. Granite countertops, full-height cabinetry, stainless steel appliances, and an eat-up island that invites conversation while you prep dinner with the mountains as your backdrop. The open-concept layout flows into a cozy living space with plenty of room to relax or entertain, and just off the dining nook is a thoughtfully integrated work-from-home zoneâ€”perfect for todayâ€™s flexible lifestyle. The covered balcony is your front-row seat to Calgaryâ€™s most stunning sunsets, with room for lounge furniture, gas BBQ, and more. Slide into your spacious primary suite through modern panel doorsâ€”large enough for a king-sized bed, and conveniently connected to a 4-piece bathroom and in-suite laundry. You'll



love the comfort of central air conditioning, and appreciate the peace of mind that comes with heated underground parking and robust building security features. This is a very secure and quiet building, where homeowners enjoy a sense of calm, community, and class. Step outside and you're in the heart of it all yet nestled on a serene, tree-lined street backing onto Haultain Park. Tennis courts, playgrounds, picnic spots, and urban greenspace right at your doorstep. Union Square is just blocks from 17th Ave, Elbow River pathways, and some of Calgary's best dining, fitness studios, and entertainment. And when it's time to head to the suburbs or out of town, Macleod Trail is just two blocks away. This unit blends luxury, location, lifestyle, and value in a way few properties ever do. If you've been waiting for the one, your search ends here.

Built in 2009

### Essential Information

|                |                   |
|----------------|-------------------|
| MLS® #         | A2204599          |
| Price          | \$339,900         |
| Bedrooms       | 1                 |
| Bathrooms      | 1.00              |
| Full Baths     | 1                 |
| Square Footage | 671               |
| Acres          | 0.00              |
| Year Built     | 2009              |
| Type           | Residential       |
| Sub-Type       | Apartment         |
| Style          | Single Level Unit |
| Status         | Active            |

### Community Information

|             |                        |
|-------------|------------------------|
| Address     | 1504, 215 13 Avenue Sw |
| Subdivision | Beltline               |
| City        | Calgary                |

|             |         |
|-------------|---------|
| County      | Calgary |
| Province    | Alberta |
| Postal Code | T2R 0V6 |

### **Amenities**

|                |   |
|----------------|---|
| Amenities      | Bicycle Storage, Elevator(s), Parking, Secured Parking, Storage, Trash, Visitor Parking |
| Parking Spaces | 1   |
| Parking        | Heated Garage, Parkade, Secured, Titled, Underground                                    |

### **Interior**

|                   |   |
|-------------------|---|
| Interior Features | Breakfast Bar, Built-in Features, Granite Counters, Kitchen Island, Open Floorplan                                |
| Appliances        | Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Window Coverings, European Washer/Dryer Combination |
| Heating           | Fan Coil, Natural Gas   |
| Cooling           | Central Air   |
| # of Stories      | 27  |

### **Exterior**

|                   |          |
|-------------------|----------|
| Exterior Features | Balcony  |
| Construction      | Concrete |

### **Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | April 2nd, 2025 |
| Days on Market | 3               |
| Zoning         | DC              |

### **Listing Details**

|                |                        |
|----------------|------------------------|
| Listing Office | Royal LePage Benchmark |
|----------------|------------------------|

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