

# \$449,900 - 1903, 215 13 Avenue Sw, Calgary

MLS® #A2225681

**\$449,900**

2 Bedroom, 2.00 Bathroom, 920 sqft

Residential on 0.00 Acres

Beltline, Calgary, Alberta

Welcome to Unit 1903 at Union Square, a bright West facing suite with floor-to-ceiling windows with views of Haultain Park, the Rockies, Calgary Tower and downtown. Featuring U/G Parking and Central A/C the open floor plan boasts durable laminate flooring in the living room and kitchen, soft carpet in each bedroom and tile in both bathrooms. Sliding glass doors—full height in both bedrooms—let in plenty of light and place the bedrooms on opposite sides of the suite for extra privacy. The kitchen has stainless-steel appliances, a large island for meals or get-togethers and a built-in nook that's perfect for a home office. Step out onto your private balcony—with gas BBQ hookup—and take in the park below, complete with tennis courts, a playground and mature trees. The primary bedroom includes a walk-in closet and spa-style ensuite, while the second bedroom offers cheater-ensuite access to the other full bath. You'll also have in-suite laundry, secure underground parking and your own storage locker. Just downstairs, the Union Square Food Hall brings a variety of dining options right to your doorstep. With a Walk Score of 93, you're steps from the C-Train, river pathways, the Stampede Grounds and all the shops and restaurants downtown. Urban living at its best!

Built in 2009

## Essential Information



|                |                   |
|----------------|-------------------|
| MLS® #         | A2225681          |
| Price          | \$449,900         |
| Bedrooms       | 2                 |
| Bathrooms      | 2.00              |
| Full Baths     | 2                 |
| Square Footage | 920               |
| Acres          | 0.00              |
| Year Built     | 2009              |
| Type           | Residential       |
| Sub-Type       | Apartment         |
| Style          | Single Level Unit |
| Status         | Active            |

### Community Information

|             |                        |
|-------------|------------------------|
| Address     | 1903, 215 13 Avenue Sw |
| Subdivision | Beltline               |
| City        | Calgary                |
| County      | Calgary                |
| Province    | Alberta                |
| Postal Code | T2R 0V6                |

### Amenities

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

### Interior

|                   |  |
|-------------------|--|
| Interior Features | Built-in Features, Granite Counters, Kitchen Island, Open Floorplan, Stone Counters, Walk-In Closet(s) |
| Appliances        | Dishwasher, Microwave, Microwave Hood Fan, Refrigerator, Washer/Dryer, Window Coverings                |
| Heating           | Fan Coil, Natural Gas  |
| Cooling           | Central Air  |
| # of Stories      | 26   |

### Exterior

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

**Additional Information**

|                |                |
|----------------|----------------|
| Date Listed    | May 30th, 2025 |
| Days on Market | 37             |
| Zoning         | DC             |

**Listing Details**

|                |           |
|----------------|-----------|
| Listing Office | 2% 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.