

# \$395,000 - 1201, 215 13 Avenue Sw, Calgary

MLS® #A2211797

**\$395,000**

2 Bedroom, 2.00 Bathroom, 881 sqft

Residential on 0.00 Acres

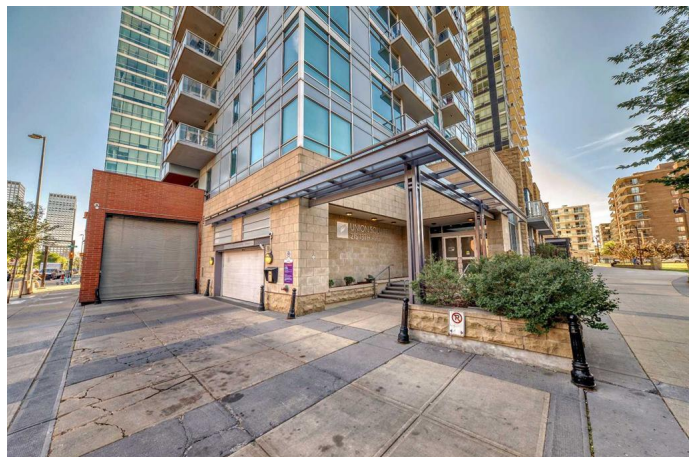
Beltline, Calgary, Alberta

Experience vibrant downtown living in this stunning 12th-floor condo, ideally located in the sought-after Beltline community. Boasting sweeping views of Calgary's iconic skyline, this stylish urban retreat offers the perfect blend of sophistication, comfort, and convenience.

Step inside to discover a bright and open floor plan, thoughtfully designed for both everyday living and entertaining. The contemporary kitchen features a full-sized layout with a generous island and seating—ideal for casual meals or hosting guests. The spacious living area is surrounded by floor-to-ceiling windows, filling the space with natural light and framing breathtaking city views. Step out onto your private balcony and take in the sights—your own downtown oasis.

The primary bedroom is a serene escape, complete with a walk-in closet and a sleek 3-piece ensuite. The second bedroom is located on the opposite side of the unit for maximum privacy and includes its own 4-piece ensuite, plus convenient in-suite laundry. Both bedrooms showcase stunning views, making every morning feel like a luxury.

Additional features include 9' ceilings, central air conditioning, titled underground parking, a dedicated storage locker, and secure bike storage.



Union Square puts you just steps from some of Calgary’s best restaurants, cafes, nightlife, parks, and downtown offices—everything you need for a connected, dynamic lifestyle.

Unit 1201 is move-in ready—check out the virtual tour, or schedule your private tour today and see why this could be your perfect downtown home.

Built in 2009

**Essential Information**

|                |                   |
|----------------|-------------------|
| MLS® #         | A2211797          |
| Price          | \$395,000         |
| 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      | Bicycle Storage, Elevator(s), Park, 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, Storage, Walk-In Closet(s) |
| 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, Mixed, Stone |

## Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | April 14th, 2025 |
| Days on Market | 80               |
| Zoning         | DC               |

## Listing Details

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

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