

# \$419,000 - 1706, 215 13 Avenue Sw, Calgary

MLS® #A2257767

**\$419,000**

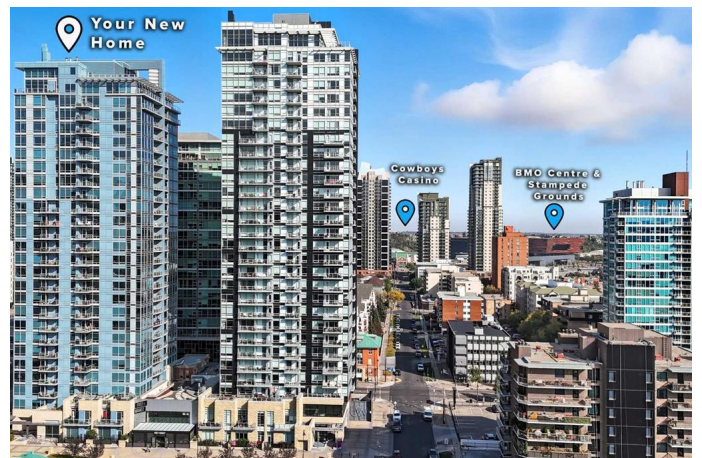
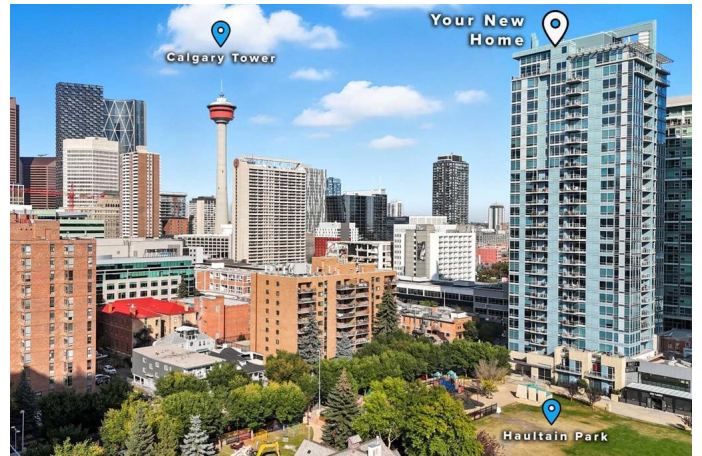
2 Bedroom, 2.00 Bathroom, 918 sqft

Residential on 0.00 Acres

Beltline, Calgary, Alberta

**\*\*PRICED TO SELL\*\*** Discover elevated urban living in this gorgeous 17th-floor CORNER UNIT in the CONCRETE Union Square building, located in Calgary's vibrant Beltline. This 2 BED, 2 BATH condo offers a spacious layout with over 900 SQ FT, and with floor-to-ceiling windows showcasing STUNNING CITY VIEWS. The open-concept living and dining area is flooded with natural light and features a wall-mounted electric fireplace, adding warmth and style and Hunter Douglas blinds throughout. The modern kitchen features stainless steel appliances and ample storage, ready for all your cooking needs. The generously sized primary bedroom boasts a large ensuite bathroom, while the second bedroom and full bathroom provide privacy and convenience, ideal for guests or a home office. Additional highlights include IN-SUITE LAUNDRY, a private balcony, heated and titled UNDERGROUND PARKING, and additional dedicated STORAGE locker.

Just a few short blocks from Calgary's downtown core, this unit places you steps from some of the city's best restaurants, cafes, and amenities. Enjoy easy access to green spaces, bike paths, convenient routes in and out of the city, and nearby landmarks including Stampede Park, the Saddledome, and the LRT—perfectly blending comfort, style, and urban convenience. You don't want to miss this one!



Built in 2009

## Essential Information

MLS® #	A2257767
Price	\$419,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	918
Acres	0.00
Year Built	2009
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

## Community Information

Address	1706, 215 13 Avenue Sw
Subdivision	Beltline
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2R 0V6

## Amenities

Amenities	None
Parking Spaces	1
Parking	Titled, Underground

## Interior

Interior Features	High Ceilings, No Animal Home, No Smoking Home, Walk-In Closet(s)
Appliances	Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer Stacked, Window Coverings
Heating	Fan Coil, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Electric, Other, See Remarks
# of Stories	27

**Exterior**

Exterior Features	Balcony, Barbecue, BBQ gas line
Construction	Concrete

**Additional Information**

Date Listed	September 19th, 2025
Days on Market	12
Zoning	DC

**Listing Details**

Listing Office	CIR Realty
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