

\$375,000 - 201, 215 13 Avenue Sw, Calgary

MLS® #A2263606

\$375,000

2 Bedroom, 2.00 Bathroom, 880 sqft
Residential on 0.00 Acres

Beltline, Calgary, Alberta

Welcome to Union Square, one of the Beltline's most desirable addresses – perfectly positioned on 13th Avenue SW, just steps from Calgary's best dining, shopping, and entertainment. Whether you're strolling down 17th Ave, heading to a Flames game at the Saddledome, or meeting friends at a nearby café, this location puts you right in the heart of it all. Inside, this corner two-bedroom, two-bath condo offers nearly 900 sq. ft. of thoughtfully designed living space, combining comfort, functionality, and urban style. The open-concept layout makes the most of the natural light from floor-to-ceiling windows, with laminate and tile flooring throughout for a clean, modern look. The kitchen is the hub of the home – complete with stainless steel appliances, granite countertops with a breakfast bar, and warm maple cabinetry that provides plenty of storage. It opens seamlessly into the spacious living and dining area, perfect for hosting friends or relaxing with city views. The primary suite is privately tucked away on one side of the unit, featuring a walk-in closet and a 4-piece ensuite with modern finishes. On the opposite side, the second bedroom enjoys direct access to a 3-piece bath, which also connects to the main living area – a smart layout ideal for guests or a roommate. Additional highlights include central A/C, in-suite laundry, titled underground parking, and an assigned storage locker for convenience. Union Square is a



concrete high-rise with a sleek, contemporary design, surrounded by urban parks, fitness studios, and restaurants – everything you need within a few blocks. It’s an ideal fit for downtown professionals, downsizers, or anyone looking for a low-maintenance, walkable lifestyle in Calgary’s vibrant core. Experience Beltline living at its best – stylish, convenient, and right where you want to be.

Built in 2009

Essential Information

MLS® #	A2263606
Price	\$375,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	880
Acres	0.00
Year Built	2009
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

Community Information

Address	201, 215 13 Avenue Sw
Subdivision	Beltline
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2R 0V6

Amenities

Amenities	Parking
Parking Spaces	1
Parking	Heated Garage, Stall, Underground, Parkade, Titled

Interior

Interior Features	Granite Counters, High Ceilings, Soaking Tub, Storage, Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Electric Stove, Garage Control(s), Garburator, Range Hood, Refrigerator, Washer, Window Coverings
Heating	Forced Air, Natural Gas, Fan Coil
Cooling	Central Air
# of Stories	27

Exterior

Exterior Features	Balcony
Construction	Concrete, Mixed

Additional Information

Date Listed	October 10th, 2025
Days on Market	13
Zoning	DC

Listing Details

Listing Office	RE/MAX First
----------------	--------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® 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.