

# \$329,988 - 204, 215 13 Avenue Sw, Calgary

MLS® #A2251926

**\$329,988**

2 Bedroom, 1.00 Bathroom, 833 sqft

Single Family on 0.00 Acres

Beltline, Calgary, Alberta

Stylish Urban Condo in Union Square where contemporary design meets an unbeatable location in this executive CONCRETE building. This exceptional one-bedroom plus den condo offers over 830 square feet of well-planned living space in a unique and functional layout. The open-concept layout showcases an inviting kitchen, dining area, and great room that flow seamlessly together, while the spacious primary bedroom with walk-in closet and versatile den—ideal as a home office or guest room—offer comfort and flexibility. Modern finishes include granite countertops, maple cabinetry, and stainless steel appliances. Additional conveniences include air conditioning, in-suite laundry (machines replaced in 2024), a balcony that expands your living space, a separate storage unit down the hall, and OVERSIZED underground TITLED parking steps from the elevator. The monthly condo fees include gas, water, insurance, window cleaning, heat, bike storage, and more. Located in the heart of Calgary’s Beltline, you’re just steps from First Street Market, cafes, restaurants, and shops, with Stampede Park, Haultain Park, and the Saddledome all within easy walking distance. Commuting is effortless—walk to downtown, gyms, hop on the LRT, or explore nearby pathways and green spaces. Floor plans and a 3D tour are readily available, providing a glimpse into this chic condo! (id:6289)



Built in 2009

## Essential Information

Listing #	A2251926
Price	\$329,988
Bedrooms	2
Bathrooms	1.00
Square Footage	833
Acres	0.00
Year Built	2009
Type	Single Family
Sub-Type	Condominium/Strata

## Community Information

Address	204, 215 13 Avenue Sw
Subdivision	Beltline
City	Calgary
Province	Alberta
Postal Code	T2R0V6

## Amenities

Amenities	Playground, Shopping
Features	Closet Organizers, No Smoking Home, Parking
Parking Spaces	1
Parking	Underground

## Interior

Appliances	Refrigerator, Dishwasher, Stove, Garburator, Microwave Range Hood Combo, Window Coverings, Garage door opener, Washer/Dryer Stack-Up
Heating	Natural gas
Cooling	Central air conditioning
# of Stories	27

## Exterior

Exterior	Brick, Concrete, Metal
Construction	Poured concrete

## Listing Details

Listing Office	CIR Realty
----------------	------------



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. REALTOR®. Member of CREA and more.

Listing information last updated on October 14th, 2025 at 10:46pm PDT