

# \$319,000 - 1307, 215 13 Avenue Sw, Calgary

MLS® #A2263604

**\$319,000**

1 Bedroom, 1.00 Bathroom, 656 sqft

Residential on 0.00 Acres

Beltline, Calgary, Alberta

Welcome to UNION SQUARE! This beautifully designed 1 Bed + 1 Bath condo offers a luxurious inner-city lifestyle paired with unbeatable downtown views.

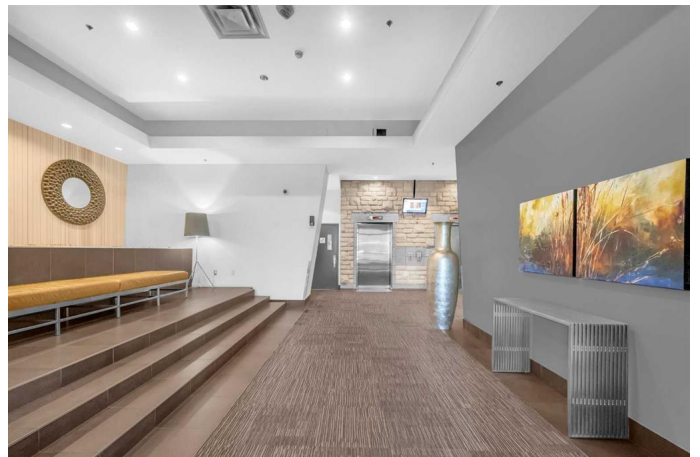
Situated on a quiet, tree-lined street, this prime location is just 4 short blocks from the downtown core and steps from some of Calgary's best restaurants, cafes, and amenities. Enjoy easy access to green spaces, walking paths, and convenient routes in and out of the city.

Inside, the unit boasts a bright and airy open-concept layout with 9'™ ceilings and floor-to-ceiling windows that fill the space with natural light. The modern kitchen features granite countertops, a tiled backsplash, stainless steel appliances, full-height cabinetry, and a stylish eat-up island with sink—ideal for casual meals and entertaining.

The spacious living area opens onto a large covered balcony—perfect for your BBQ or enjoying the downtown skyline.

The generously sized primary bedroom features an oversized sliding panel door, with direct access to a 4-piece bathroom and in-suite laundry for added convenience.

Enjoy year-round comfort with central air conditioning and the security of heated underground parking. Condo fees include



water, sewer, and heatâ€”adding to the ease of ownership.

With the Elbow Valley Trail just 3 blocks away and Macleod Trail only 2 blocks out, this location offers both peace and connectivity.

Schedule your viewing today!

Built in 2009

**Essential Information**

|                |                   |
|----------------|-------------------|
| MLS® #         | A2263604          |
| Price          | \$319,000         |
| Bedrooms       | 1                 |
| Bathrooms      | 1.00              |
| Full Baths     | 1                 |
| Square Footage | 656               |
| Acres          | 0.00              |
| Year Built     | 2009              |
| Type           | Residential       |
| Sub-Type       | Apartment         |
| Style          | Single Level Unit |
| Status         | Active            |

**Community Information**

|             |                        |
|-------------|------------------------|
| Address     | 1307, 215 13 Avenue Sw |
| Subdivision | Beltline               |
| City        | Calgary                |
| County      | Calgary                |
| Province    | Alberta                |
| Postal Code | T2R 0V6                |

**Amenities**

|                |                                                           |
|----------------|-----------------------------------------------------------|
| Amenities      | Elevator(s), Secured Parking                              |
| Parking Spaces | 1                                                         |
| Parking        | Front Drive, Parkade, Underground, Heated Garage, Secured |
| # of Garages   | 1                                                         |

**Interior**

|                   |                                                                                    |
|-------------------|------------------------------------------------------------------------------------|
| Interior Features | Breakfast Bar, Granite Counters, No Smoking Home, Walk-In Closet(s)                |
| Appliances        | Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer Stacked |
| Heating           | Natural Gas, Fan Coil                                                              |
| Cooling           | Central Air                                                                        |
| # of Stories      | 26                                                                                 |

**Exterior**

|                   |                          |
|-------------------|--------------------------|
| Exterior Features | BBQ gas line, Playground |
| Construction      | Concrete                 |

**Additional Information**

|                |                    |
|----------------|--------------------|
| Date Listed    | October 15th, 2025 |
| Days on Market | 6                  |
| Zoning         | DC                 |

**Listing Details**

|                |                            |
|----------------|----------------------------|
| Listing Office | RE/MAX iRealty Innovations |
|----------------|----------------------------|

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