

# \$349,900 - 1307, 215 13 Avenue Sw, Calgary

MLS® #A2240156

**\$349,900**

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.

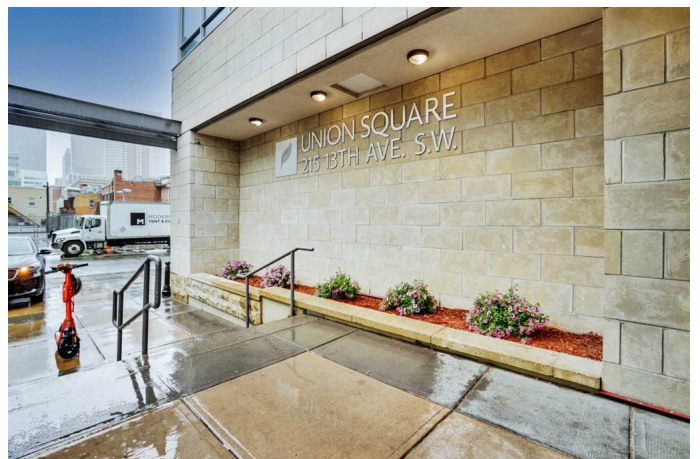
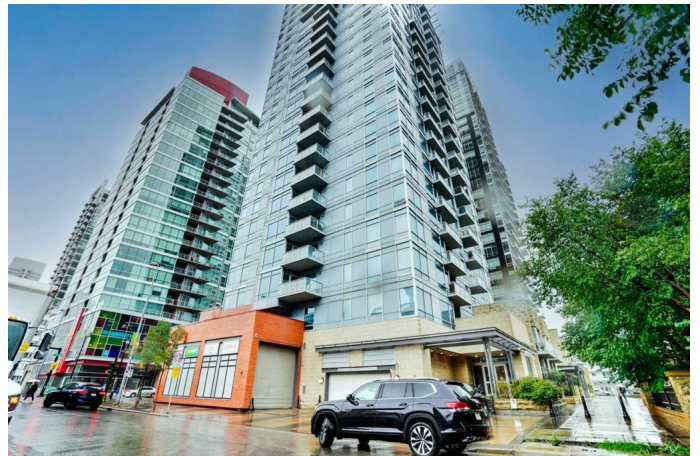
Situated on a quiet, tree-lined street, this prime location is just 4 short blocks from the downtown core and steps from some of Calgary's best restaurants, cafes, and amenities. Enjoy easy access to green spaces, walking paths, and convenient routes in and out of the city.

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, a 24-hour gym next door, and Macleod Trail only 2 blocks out, this location offers both peace and connectivity.

Schedule your viewing today!

Built in 2009

**Essential Information**

|                |                   |
|----------------|-------------------|
| MLS® #         | A2240156          |
| Price          | \$349,900         |
| 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, Heated Garage, Parkade, Secured, Underground |

# 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 Fan Coil, Natural Gas  
Cooling Central Air  
# of Stories 26

### Exterior

Exterior Features BBQ gas line, Playground  
Construction Concrete

### Additional Information

Date Listed July 17th, 2025  
Days on Market 64  
Zoning DC

### Listing Details

Listing Office RE/MAX iRealty Innovations

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