

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

MLS® #A2251926

\$329,988

2 Bedroom, 1.00 Bathroom, 833 sqft

Residential 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!



Built in 2009

Essential Information

MLS® #	A2251926
Price	\$329,988
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	833
Acres	0.00
Year Built	2009
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

Community Information

Address	204, 215 13 Avenue Sw
Subdivision	Beltline
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2R 0V6

Amenities

Amenities	Elevator(s), Parking, Storage, Visitor Parking
Parking Spaces	1
Parking	Parkade, Underground

Interior

Interior Features	Chandelier, Closet Organizers, Granite Counters, Kitchen Island, No Smoking Home, Open Floorplan, Storage
Appliances	Dishwasher, Electric Stove, Garage Control(s), Garburator, Microwave Hood Fan, Refrigerator, Washer/Dryer Stacked, Window Coverings
Heating	Fan Coil, Natural Gas
Cooling	Central Air
# of Stories	27

Exterior

Exterior Features	Balcony
-------------------	---------

Construction Brick, Concrete, Metal Siding

Additional Information

Date Listed August 28th, 2025
Days on Market 84
Zoning DC

Listing Details

Listing Office CIR Realty

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. 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. Used under license.