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**Century 21 Bamber Realty Ltd**  
**1612 17 Ave SW**  
**Calgary, AB**  
**T2T 0E3**

**2502, 215 13 Avenue SW, Beltline, Calgary, Alberta, T2R 0V6, Canada**

**MLS®# A2045047**



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Property Value	\$664,900
Type	Apartment
Style	Apartment
Parking	Guest, Parkade, Stall, Titled, Underground
Year Built	2009
Living Area	1,141.87 sq.ft.
Bedrooms	2
Bathrooms	2 full

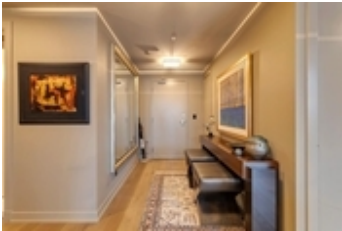
## Description

Welcome to this immaculate home in Union Square. This 2 bed 2 bath executive sub-penthouse home features stunning birds eye views both day and night. Designed by the talented local designer Douglas Cridland this space was curated with timeless and thoughtful finishings in mind. Perched up on the 25th floor with unlimited light, this unit features unobstructed city and mountain views, an open concept layout with tons of space to entertain, this truly is one of the best spots to enjoy every minute of inner-city life. As you enter you are greeted with a large open foyer, featuring custom millwork with natural warm cherry wood tones and a neutral color palette throughout. The chef's kitchen features an upgraded waterfall island with seating, plenty of cabinet space & drawers, wine fridge and stainless steel appliances. Included in this space is a built in desk with storage and pantry. The spacious west facing primary bedroom includes a custom walk-in closet as well as private ensuite bath. The second bedroom is on the opposite side of the unit featuring custom walk in and bath just a few steps away. Enjoy the breathtaking views on your private patio as you overlook Calgary's stunning skyline, this home truly feels so cozy when you're in the space. Prime location with one titled parking (close to the elevator), First Street Market steps away, as well as a beautiful park just out the main door, this home checks all the boxes. A quick walk to downtown, 17th Avenue and transit this home shows 10/10 and is awaiting its lucky new owner.









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