

# \$199,000 - 405, 339 13 Avenue Sw, Calgary

MLS® #A2265332

**\$199,000**

1 Bedroom, 1.00 Bathroom, 441 sqft

Residential on 0.00 Acres

Beltline, Calgary, Alberta

Welcome to urban living at its finest! This tastefully designed one-bedroom apartment is located in the heart of Calgary's vibrant Beltline, directly across from the picturesque Central Memorial Park. With a bright and open-concept layout, this home features a sunny south-facing balcony—perfect for your morning coffee or evening wind-down.

Enjoy low condo fees that include all utilities, along with access to top-tier amenities such as a saltwater pool, fitness center, and sauna. The unit also comes with secured outdoor parking, and with such an unbeatable location, you'll have trendy caf s, restaurants, groceries, and transit all just steps from your door.

Whether you're a first-time buyer, downsizer, or investor, this is city living made easy.

Built in 1971

## Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | A2265332  |
| Price          | \$199,000 |
| Bedrooms       | 1         |
| Bathrooms      | 1.00      |
| Full Baths     | 1         |
| Square Footage | 441       |
| Acres          | 0.00      |
| Year Built     | 1971      |



|          |                   |
|----------|-------------------|
| Type     | Residential       |
| Sub-Type | Apartment         |
| Style    | Single Level Unit |
| Status   | Active            |

### Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 405, 339 13 Avenue Sw |
| Subdivision | Beltline              |
| City        | Calgary               |
| County      | Calgary               |
| Province    | Alberta               |
| Postal Code | T2R 0K3               |

### Amenities

|                |                                                                                                                        |
|----------------|------------------------------------------------------------------------------------------------------------------------|
| Amenities      | Coin Laundry, Elevator(s), Fitness Center, Indoor Pool, Party Room, Secured Parking, Trash, Garbage Chute, Pool, Sauna |
| Parking Spaces | 1                                                                                                                      |
| Parking        | Stall, Secured                                                                                                         |

### Interior

|                   |                                                    |
|-------------------|----------------------------------------------------|
| Interior Features | Closet Organizers, No Smoking Home, Open Floorplan |
| Appliances        | Electric Stove, Refrigerator, Window Coverings     |
| Heating           | Baseboard, Natural Gas                             |
| Cooling           | None                                               |
| # of Stories      | 7                                                  |

### Exterior

|                   |                 |
|-------------------|-----------------|
| Exterior Features | Balcony         |
| Roof              | Rolled/Hot Mop  |
| Construction      | Brick, Concrete |
| Foundation        | Poured Concrete |

### Additional Information

|                |                    |
|----------------|--------------------|
| Date Listed    | October 17th, 2025 |
| Days on Market | 5                  |
| Zoning         | CC-COR             |

### Listing Details

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

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