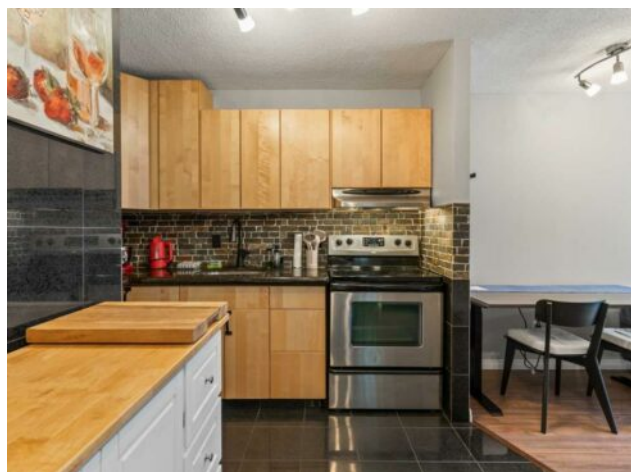


**405, 339 13 Avenue SW
Calgary, Alberta**

MLS # A2240166



\$225,000

Division:	Beltline		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	441 sq.ft.	Age:	1971 (54 yrs old)
Beds:	1	Baths:	1
Garage:	Secured, Stall		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Natural Gas	Water:	-
Floors:	Ceramic Tile, Laminate	Sewer:	-
Roof:	Rolled/Hot Mop	Condo Fee:	\$ 386
Basement:	-	LLD:	-
Exterior:	Brick, Concrete	Zoning:	CC-COR
Foundation:	Poured Concrete	Utilities:	-
Features:	Closet Organizers, No Smoking Home, Open Floorplan		

Inclusions: Building / Parking FOB

OPEN HOUSE SAT JULY 26 12PM-2! 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 cafés, 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.