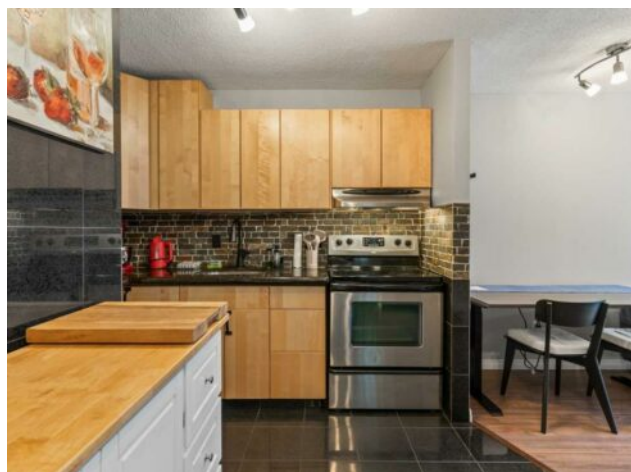


405, 339 13 Avenue SW
Calgary, Alberta

MLS # A2265332



\$199,000

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: N/A

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.