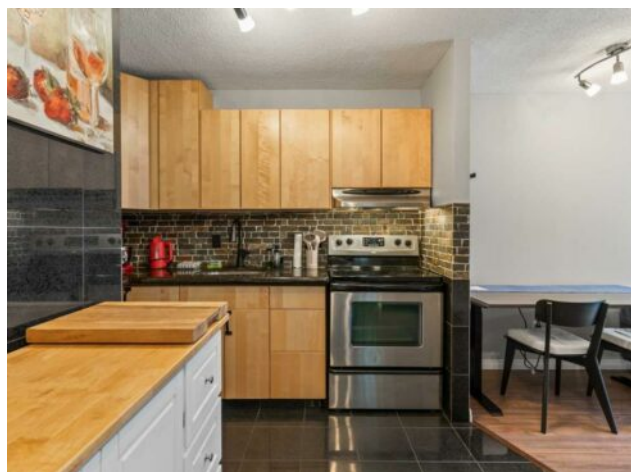


405, 339 13 Avenue SW  
Calgary, Alberta

MLS # A2240166



## \$225,000

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

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

**Inclusions:** Building / Parking FOB

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.