

# \$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 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.

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, Garbage Chute, Indoor Pool, Party Room, Pool, Sauna, Secured Parking, Trash |
| Parking Spaces | 1  |
| Parking        | Secured, Stall   |

### **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 | 8                  |
| Zoning         | CC-COR             |

### **Listing Details**

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

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