



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

510, 339 13 Avenue SW
Calgary, Alberta

MLS # A2258070



\$209,900

Division:	Beltline		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	500 sq.ft.	Age:	1971 (54 yrs old)
Beds:	1	Baths:	1
Garage:	Parkade, Stall, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Laminate	Sewer:	-
Roof:	-	Condo Fee:	\$ 430
Basement:	-	LLD:	-
Exterior:	Brick, Concrete	Zoning:	CC-COR
Foundation:	-	Utilities:	-
Features:	Closet Organizers, No Smoking Home		

Inclusions: Stand Up Cabinet

Welcome to this well-maintained 1-bedroom apartment offering breathtaking views of Central Memorial Park and the glittering downtown Calgary skyline. Perfectly situated in the heart of the Beltline, you'll have everything you need just steps from your door—cafés, restaurants, shops, and transit, with the LRT only a few blocks away. This bright, open-concept home features nearly new laminate flooring throughout, a brand-new stove and hood vent, and smart built-in storage in the bedroom. Enjoy your morning coffee or evening sunsets with the park's green space right across the street—urban convenience meets natural beauty. Your heated underground parking stall means no winter scraping, though you may rarely need it thanks to the unbeatable location. The building offers outstanding amenities, including an indoor saltwater pool, sauna, and a fully equipped gym with brand-new workout equipment. Low condo fees cover all your utilities—heat, water, and electricity—so you can enjoy worry-free living. Whether you're a first-time buyer, downsizing, or seeking an inner-city lifestyle, this home delivers comfort, style, and convenience in one perfect package.