



207, 339 13 Avenue SW  
Calgary, Alberta

MLS # A2297295



**\$225,000**

<b>Division:</b>	Beltline		
<b>Type:</b>	Residential/High Rise (5+ stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	449 sq.ft.	<b>Age:</b>	1971 (55 yrs old)
<b>Beds:</b>	1	<b>Baths:</b>	1
<b>Garage:</b>	Stall		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard	<b>Water:</b>	-
<b>Floors:</b>	Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 386
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Concrete	<b>Zoning:</b>	CC-COR
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Closet Organizers, No Animal Home, No Smoking Home, Open Floorplan		

**Inclusions:** n/a

Vibrant downtown living in Calgary's highly desirable Beltline district! This beautifully renovated, modern condo offers bright, fresh, and thoughtfully designed space offers exceptional value. The kitchen features sleek cabinetry, quartz countertops, and high-end appliances—perfect for both everyday living and entertaining. The cozy bedroom is enhanced by a full wall of custom closets and built-in drawers, delivering generous storage with a refined touch. Unit is completed with a secure, covered parking stall. Amazing low condo fee includes all utilities, plus a fully equipped fitness centre, dry sauna, and saltwater pool—perfect for relaxing and staying active year-round. Perfectly located across from Central Memorial Park and just steps from cafes, shopping centre, restaurants, dog parks, and extensive bike paths, this home is ideal for first-time buyers, investors, or anyone seeking a low-maintenance lifestyle. Don't miss this opportunity!