

\$170,000 - 406, 339 13 Avenue Sw, Calgary

MLS® #A2088289

\$170,000

1 Bedroom, 1.00 Bathroom, 489 sqft

Residential on 0.00 Acres

Beltline, Calgary, Alberta

Welcome to a true downtown gem! This one-bedroom, one-bathroom apartment isn't just a home; it's a lifestyle. The spacious living room spills onto a north-facing patio overlooking serene Centennial Park—a perfect backdrop for your morning coffee or evening unwind. Flexibility is key, with room for a kitchen table or a dedicated workspace.

But the luxuries don't stop at your front door. This well-managed building boasts amenities that rival any resort—assigned parking, an indoor saltwater pool, a dry sauna, and a state-of-the-art fitness center. This isn't just a community; it's a sanctuary.

Investors, take note: with on-site management and a profitable rental pool, this unit is a solid investment. Condo fees cover everything from maintenance and security to electricity, heat, water, and unparalleled on-site amenities.

Location? Unbeatable. You're steps away from many of Calgary's incredible restaurants on 17th Ave or Stephen Ave, the Sheldon Chumir Health Centre, the LRT, the Stampede Grounds and future brand new arena. Walk to work, bike to play, and relish in a home that truly offers it all. Book a showing today, it won't last long!

Built in 1971

Essential Information



MLS® #	A2088289
Price	\$170,000
Sold Price	\$185,000
Bedrooms	1
Bathrooms	1.00
Full Baths	1
Square Footage	489
Acres	0.00
Year Built	1971
Type	Residential
Sub-Type	Apartment
Style	Apartment
Status	Sold

Community Information

Address	406, 339 13 Avenue Sw
Subdivision	Beltline
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2R 0K3

Amenities

Amenities	Elevator(s), Fitness Center, Indoor Pool, Laundry, Parking, Sauna, Storage, Trash
Parking Spaces	1
Parking	Assigned, Stall

Interior

Interior Features	Elevator, Laminate Counters, No Animal Home, No Smoking Home, Recreation Facilities
Appliances	Oven, Range Hood, Refrigerator
Heating	Baseboard, Hot Water
Cooling	None
# of Stories	7

Exterior

Exterior Features	Storage
Construction	Brick, Concrete

Additional Information

Date Listed	October 18th, 2023
Date Sold	October 20th, 2023
Days on Market	1
Zoning	CC-COR
HOA Fees	0.00

Listing Details

Listing Office	CIR REALTY
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