

# \$245,000 - 201, 339 13 Avenue Sw, Calgary

MLS® #A2213311

## \$245,000

2 Bedroom, 2.00 Bathroom, 818 sqft

Residential on 0.00 Acres

Beltline, Calgary, Alberta

Attention first time home buyers or investment property seekers. This 2-bedroom condo is an end unit located on the 2nd floor. The floor plan is well laid out with little wasted space, has a south facing balcony, 1.5 bathrooms and storage room. The unit has many amenities including an indoor pool, fully equipped fitness center, and a large laundry facility. This unit also comes with a secure, covered parking stall. All utilities are included in the condo fees. The building sits directly across from the Memorial Park and library and is a few blocks from the downtown core, C-Train station and trendy 17th Avenue. For those looking for a rental property, the unit has been apart of a rental pool and has been professionally managed for many years. Donâ€™t miss this opportunity and book your private showing today.

Built in 1972

## Essential Information

MLS® #	A2213311
Price	\$245,000
Bedrooms	2
Bathrooms	2.00
Full Baths	1
Half Baths	1
Square Footage	818
Acres	0.00



Year Built	1972
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

### Community Information

Address	201, 339 13 Avenue Sw
Subdivision	Beltline
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2R1H4

### Amenities

Amenities	Fitness Center, Indoor Pool, Laundry
Parking Spaces	1
Parking	Underground

### Interior

Interior Features	See Remarks
Appliances	Electric Stove, Refrigerator, Window Coverings
Heating	Central
Cooling	None
# of Stories	6
Basement	None

### Exterior

Exterior Features	Balcony
Construction	Concrete
Foundation	Poured Concrete

### Additional Information

Date Listed	April 29th, 2025
Days on Market	56
Zoning	CC-COR

### Listing Details

Listing Office	Legacy Real Estate Services
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