

# \$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 | 51               |
| Zoning         | CC-COR           |

### Listing Details

|                |                             |
|----------------|-----------------------------|
| Listing Office | Legacy Real Estate Services |
|----------------|-----------------------------|

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