

506, 339 13 Avenue SW
Calgary, Alberta

MLS # A2244269



\$209,000

Division:	Beltline		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	501 sq.ft.	Age:	1971 (54 yrs old)
Beds:	1	Baths:	1
Garage:	Parkade, Stall, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Carpet, Tile	Sewer:	-
Roof:	-	Condo Fee:	\$ 421
Basement:	-	LLD:	-
Exterior:	Mixed	Zoning:	CC-COR
Foundation:	-	Utilities:	-
Features:	Laminate Counters		

Inclusions: none

Welcome to Park 300 Palisades—a concrete landmark where urban convenience meets postcard-worthy views. From your covered balcony you’ll take in the downtown skyline by day and the Stampede fireworks by night, all while overlooking the treetops of Central Memorial Park. Inside, the intelligently laid-out 1-bed/1-bath suite (approx. 501 sq ft) feels larger than its footprint: an open living–dining area that easily fits a work-from-home desk, a crisp galley kitchen, and a generous bedroom with double closets. All utilities (water, electricity, heat etc) are included in the low condo fee. The building is meticulously managed and fully loaded: Heated underground parking (assigned stall plus ample visitor spaces); Indoor salt-water pool, fitness room & dry sauna for year-round wellness; Modern laundry lounge, secure bike storage and on-site property management. Step outside and you’re 30 seconds to the park, 3 minutes to the C-Train, and 5 minutes to 17th Ave or Stephen Ave for Calgary’s best cafés, dining and shopping. Walk or cycle to work, catch a Flames game at the future Event Centre, or simply stay home and enjoy the nightly city lights show from your private perch. Whether you’re a first-time buyer, downsizer or investor, this is turn-key Beltline living with a view—and a front-row seat to every downtown celebration.