

# \$219,000 - 506, 339 13 Avenue Sw, Calgary

MLS® #A2244269

## \$219,000

1 Bedroom, 1.00 Bathroom, 501 sqft

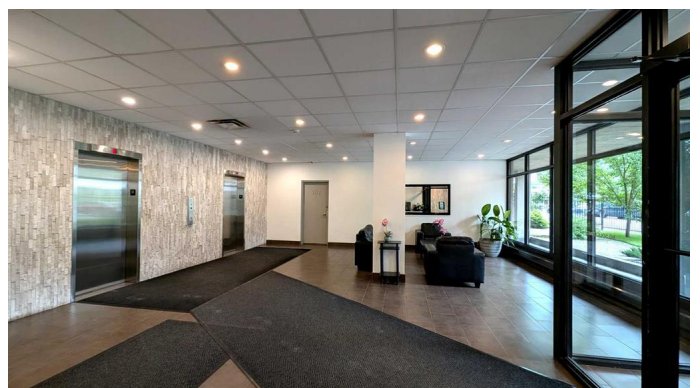
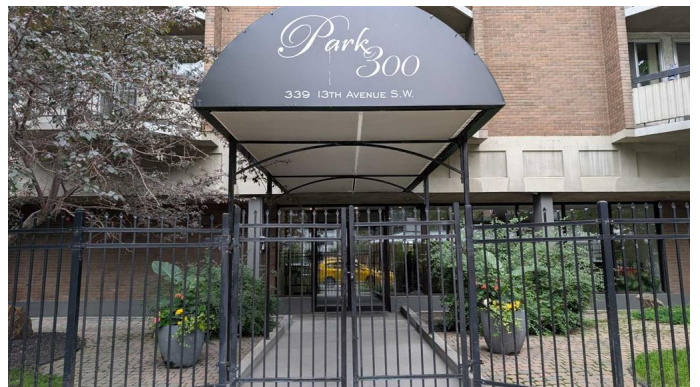
Residential on 0.00 Acres

Beltline, Calgary, Alberta

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 caf s, 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.

Built in 1971



## Essential Information

|                |                   |
|----------------|-------------------|
| MLS® #         | A2244269          |
| Price          | \$219,000         |
| Bedrooms       | 1                 |
| Bathrooms      | 1.00              |
| Full Baths     | 1                 |
| Square Footage | 501               |
| Acres          | 0.00              |
| Year Built     | 1971              |
| Type           | Residential       |
| Sub-Type       | Apartment         |
| Style          | Single Level Unit |
| Status         | Active            |

## Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 506, 339 13 Avenue Sw |
| Subdivision | Beltline              |
| City        | Calgary               |
| County      | Calgary               |
| Province    | Alberta               |
| Postal Code | T2R 0K3               |

## Amenities

|                |                                                                                                                         |
|----------------|-------------------------------------------------------------------------------------------------------------------------|
| Amenities      | Bicycle Storage, Elevator(s), Fitness Center, Parking, Secured Parking, Snow Removal, Trash, Indoor Pool, Laundry, Pool |
| Parking Spaces | 1                                                                                                                       |
| Parking        | Parkade, Stall, Underground                                                                                             |
| Has Pool       | Yes                                                                                                                     |

## Interior

|                   |                                          |
|-------------------|------------------------------------------|
| Interior Features | Laminate Counters                        |
| Appliances        | Electric Stove, Range Hood, Refrigerator |
| Heating           | Baseboard                                |
| Cooling           | None                                     |
| # of Stories      | 7                                        |

## Exterior

|                   |         |
|-------------------|---------|
| Exterior Features | Balcony |
| Construction      | Mixed   |

**Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | July 30th, 2025 |
| Days on Market | 3               |
| Zoning         | CC-COR          |

**Listing Details**

|                |              |
|----------------|--------------|
| Listing Office | Grand Realty |
|----------------|--------------|

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