

\$209,000 - 506, 339 13 Avenue Sw, Calgary

MLS® #A2244269

\$209,000

1 Bedroom, 1.00 Bathroom, 501 sqft

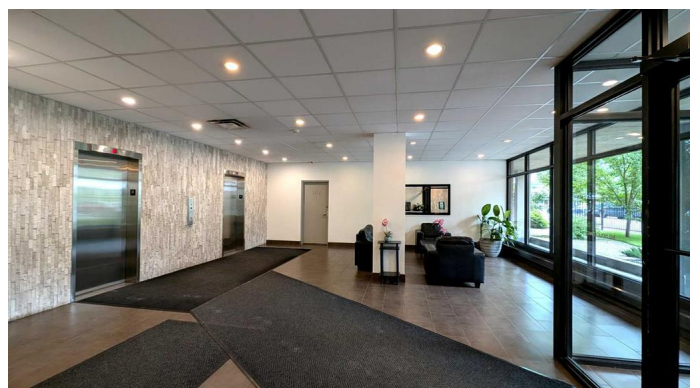
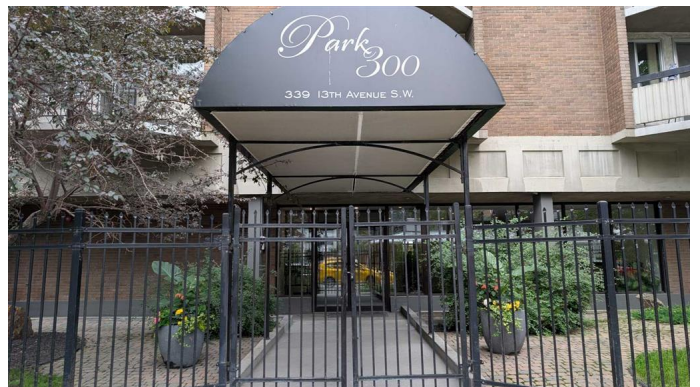
Residential on 0.00 Acres

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	\$209,000
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	76
Zoning	CC-COR

Listing Details

Listing Office	Grand Realty
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