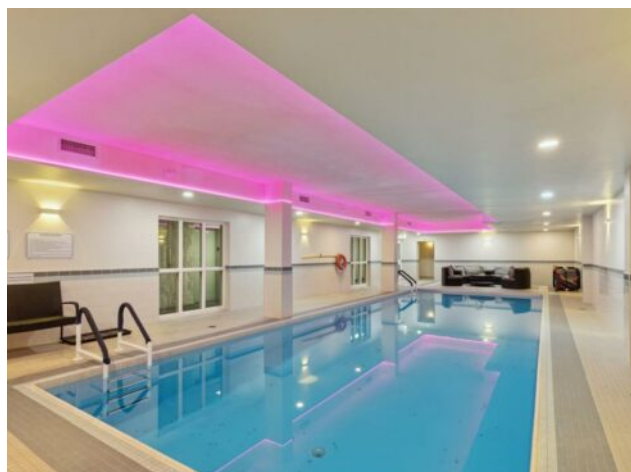


313, 339 13 Avenue SW
Calgary, Alberta

MLS # A2272085

\$210,000



Heating:	Baseboard	Water:	-
Floors:	Carpet, Ceramic Tile	Sewer:	-
Roof:	-	Condo Fee:	\$ 509
Basement:	-	LLD:	-
Exterior:	Concrete	Zoning:	CC-COR
Foundation:	-	Utilities:	-
Features:	No Smoking Home, Recreation Facilities, Sauna		

Inclusions: n/a

Welcome to Park 300 Palisades, an iconic concrete building perfectly positioned where urban convenience meets a postcard-worthy setting overlooking Haultain Park. This thoughtfully designed 1-bed, 1-bath suite lives larger than expected, featuring an open-concept living and dining area with space for a work-from-home setup, a functional galley kitchen, and a comfortably sized bedroom. ALL UTILITIES INCLUDED : water, electricity, heat, and more, are conveniently included in the low condo fee. The building is well-managed and impressively equipped: • Secure gated parking (assigned stall plus plentiful visitor parking) • Indoor saltwater pool, dry sauna, and newly renovated fitness centre with updated equipment • Modern laundry lounge, secure bike storage, and on-site property management. Step outside and you're 30 seconds to the park and tennis courts, 3 minutes to the CTrain, and less than 5 minutes to 17th Ave and Stephen Ave, home to Calgary's best cafés, dining, boutiques, entertainment, and shopping. Walk or cycle to work, catch a Flames game at the future Event Centre, or simply unwind and enjoy the sparkling city skyline from your private perch. Whether you're a first-time buyer, down-sizer, or investor, this home offers turn-key Beltline living, and front-row access to every downtown destination.