509 339 13 Avenue SW

Calgary | Active | MLS® A2350104

$169,900









Bedrooms	Bathrooms	Year Built	Living area
1	**1**	**1971**	**501.56 sq. ft.**

Your next move starts with a conversation.

403-830-5152 | tiwana@maltiwana.ca

Listed by REMAX Innovations

A closer look

Wow! Unbeatable Price for INNER CITY living! Welcome to Park 300 Pallisades ~ IDEAL location, Across from MEMORIAL PARK in Calgary's vibrant Beltline community, this exceptional CONCRETE Complex offers a rare opportunity to experience urban living with unparalleled ease and comfort. Condo Fees are some of the Lowest in the area, and include ALL Utilities (Heat, Water, Electricity) in this extremely well run complex. PLUS enjoy a COVERED, Secured Parking Stall and never worry about Downtown Parking again! This Sunny & Bright Suite is one of the larger one-bedrooms in the building, with over 500 Square Feet. In the complex enjoy a wealth of AMENITIES-a Salt Water Pool, Dry Sauna, Fully Equipped Gym with newer equipment, Games Room and Laundry Room - all included within your condo fee, Wow! Step onto your private balcony, enjoying glimpses of the city skyline. With nearby Cafes & Restaurants on trendy 17th Ave, tons of Excellent Shopping on 4th Street, steps from Sheldon Chumir Health Centre, LRT stations, Stampede Grounds, and the new state-of-the-art Arena opening in 2027. This home seamlessly blends convenience and entertainment all at an Exceptional Price! Call today to Schedule a Showing!

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2350104
Bedrooms	1
Bathrooms	1
Year Built	1971
Property Type:	Residential
Property Sub Type:	Apartment
Condo Type:	Conventional Condo
Transaction Type:	For Sale
Suite:	No
Num Legal Suites:	0
Num Illegal Suites:	0
Home Style:	Apartment-Single Level Unit
Total Living Area:	501.56 sq. ft.
Main Level Finished Area:	501.56 sq. ft.

Condo Fee:	$429.60
Condo Fee Includes:	Amenities of HOA/Condo, Common Area Maintenance, Electricity, Heat, Insurance, Parking, Reserve Fund Contributions, Security, Sewer, Water
Front Exposure:	South
Unit Exposure:	South
Floor Location:	Other
Entry Level:	1
Stories Total:	7
Levels:	Single Level Unit
End Unit:	2+ Common Walls
Total Rooms Above Grade:	4
Year built:	1971 (Age: 55)
Bedrooms:	1 (Above Grd: 1)
Bedrooms Above Grade:	1
Bedrooms On Main:	1
Bedrooms Below Grade:	0
Bathrooms:	1.0 (Full:1, Half:0)
Num Ensuite Baths:	0
Plan:	9810386
Heating:	Baseboard, Natural Gas
New Constr.:	No
Construction Material:	Brick
Structure Type:	High Rise (5+ stories)
Ensuite:	No
Flooring:	Carpet, Linoleum
Cooling:	None

Fireplaces:	0
Garage:	No
Parking:	Assigned, Covered, Parkade, Secured
Parking Places:	1
Parking Total/Covered:	1 / -
Condo Fee Frequency:	Monthly
City Quadrant:	Southwest
Condo Name:	Park 300 Pallisades
Community:	Beltline
Amenities:	Bicycle Storage, Coin Laundry, Elevator(s), Fitness Center, Indoor Pool, Park, Parking, Recreation Facilities
Appliances:	Electric Stove, Range Hood, Refrigerator, Window Coverings
Inclusions:	N/A
Restrictions:	Condo/Strata Approval
Pets Allowed:	Yes
Main Floor	Bedroom - Primary · 13'11" × 9'5" ·
Main Floor	Living Room · 17' × 10'6" ·
Main Floor	Kitchen · 7'6" × 5'9" ·
Main Floor	Dining Room · 7'8" × 5'10" ·
Title to Land:	Fee Simple
Community Features:	Playground, Schools Nearby, Shopping Nearby, Street Lights, Tennis Court(s), Walking/Bike Paths
Interior Features:	Closet Organizers, Elevator
Exterior Features:	Balcony
Patio And Porch Features:	Balcony(s)
Num. of Parcels:	0
Region:	Calgary

Zone:	CAL Zone CC
Zoning:	CC-COR
Listed Date:	Oct 07, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/509-339-13-avenue-sw-calgary-a2350104/

Tiwana Team | 403-830-5152 | tiwana@maltiwana.ca

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