



**311, 339 13 Avenue SW  
Calgary, Alberta**

**MLS # A2296803**



**\$219,888**

<b>Division:</b>	Beltline		
<b>Type:</b>	Residential/High Rise (5+ stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	514 sq.ft.	<b>Age:</b>	1974 (52 yrs old)
<b>Beds:</b>	1	<b>Baths:</b>	1
<b>Garage:</b>	Stall		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Hot Water, See Remarks	<b>Water:</b>	-
<b>Floors:</b>	Tile, Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 456
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Concrete	<b>Zoning:</b>	CC-COR
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	No Animal Home, No Smoking Home, See Remarks		

**Inclusions:** N/A

Experience exceptional urban living in this well-maintained condo located directly across from Memorial Park in the heart of Calgary's vibrant Beltline. The unit features a generously sized kitchen complete with stainless steel appliances and updated cabinetry, flowing seamlessly into a spacious living and dining area—perfect for both relaxing and entertaining. A stunning 8-foot South facing patio door floods the space with natural light and opens onto a large private balcony. The primary bedroom comfortably accommodates a queen-sized bed along with additional furniture and offers a generously sized closet. A convenient 3-piece bathroom is located just steps away. Residents of Park 300 Palliser enjoy outstanding building amenities, including assigned parking, an indoor saltwater pool, dry sauna, and a fully equipped fitness centre. The building is exceptionally well managed, boasting a strong reserve fund of approximately \$2.5 million, offering peace of mind for future ownership. This prime location places you just steps from Calgary's top dining and entertainment along 17th Avenue and Stephen Avenue, as well as LRT stations, the Stampede Grounds, and the future state-of-the-art arena. Whether commuting, exploring, or enjoying downtown living, everything you need is within reach. With low condo fees that include electricity, this property represents an excellent opportunity for both homeowners and investors looking to be part of one of Calgary's most sought-after communities. The unit is currently vacant and ready for immediate possession—book your private showing today.