



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**339 13 Avenue #314, Calgary T2R 0K3**

MLS® #: **A2146572**

Area: **Beltline**

Listing Date: **07/03/24**

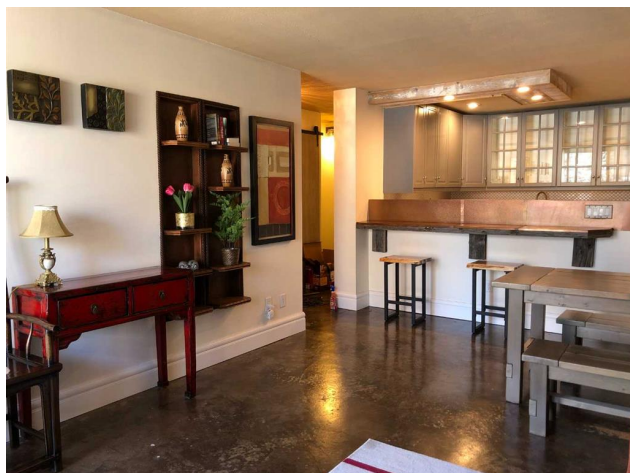
List Price: **\$224,900**

Status: **Active**

County: **Calgary**

Change: **-\$10k, 07-Sep**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Apartment**  
City/Town: **Calgary**  
Year Built: **1974**

Finished Floor Area

Abv Sqft: **581**  
Low Sqft:  
Ttl Sqft: **581**

Lot Information

Lot Sz Ar:  
Lot Shape:

DOM

**75**  
Layout  
Beds: **1 (1 )**  
Baths: **1.0 (1 0)**  
Style: **Apartment**

Access:

Lot Feat:  
Park Feat: **Stall**

Parking

Ttl Park: **1**  
Garage Sz:

Utilities and Features

Roof: **Rolled/Hot Mop**  
Heating: **Baseboard,Natural Gas**  
Sewer:  
Ext Feat: **Balcony**

Construction: **Concrete**  
Flooring: **Concrete**  
Water Source:  
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Electric Stove,Refrigerator,Window Coverings**  
Int Feat: **Breakfast Bar,Metal Counters,Stone Counters**  
Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
<b>Entrance</b>	<b>Main</b>	<b>3`0" x 9`1"</b>	<b>4pc Bathroom</b>	<b>Main</b>	<b>4`11" x 7`0"</b>
<b>Bedroom - Primary</b>	<b>Main</b>	<b>11`4" x 9`9"</b>	<b>Kitchen With Eating Area</b>	<b>Main</b>	<b>12`4" x 10`6"</b>
<b>Dining Room</b>	<b>Main</b>	<b>8`9" x 7`4"</b>	<b>Living Room</b>	<b>Main</b>	<b>9`3" x 12`4"</b>
<b>Balcony</b>	<b>Main</b>	<b>13`3" x 5`2"</b>			

Legal/Tax/Financial

Condo Fee:  
**\$477**

Title:  
**Fee Simple**  
Fee Freq:  
**Monthly**

Zoning:  
**CC-COR**

Legal Desc: **9810386**

Remarks

Pub Rmks: **Opportunity knocks at Park 300 Palisades. this one-bedroom, one-bathroom Fully Renovated apartment, The unit is Views Of The Park, Amazing Amenities, Concrete Frame Building and Large Balcony. Upon walking in you will be greeted with gleaming, stained concrete floors, a mud room, and a carefully crafted interior. The gourmet kitchen boasts ceiling-high cabinets, quartz counters, stainless steel appliances, an oversized ceramic sink and a trendy copper-finished bar. You will enjoy the unobstructed view of the park provided by floor-to-ceiling windows in the living room. The design theme is tied together beautifully with a shiplap feature wall made entirely of reclaimed barn boards. An oversized master bedroom that features a built-in closet rests in the corner of the unit, next to a spa-like tiled bathroom. With heated underground parking, an indoor salt-water swimming pool, a fitness room and reasonable condo fees, this building is loaded with features. Don't miss your chance to own this incredibly priced gem in the heart of downtown!**

Inclusions: **None**  
Property Listed By: **First Place Realty**

**TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123**