

\$347,000 - 1110, 135 13 Avenue Sw, Calgary

MLS® #A2197602

\$347,000

1 Bedroom, 1.00 Bathroom, 683 sqft
Residential on 0.00 Acres

Beltline, Calgary, Alberta

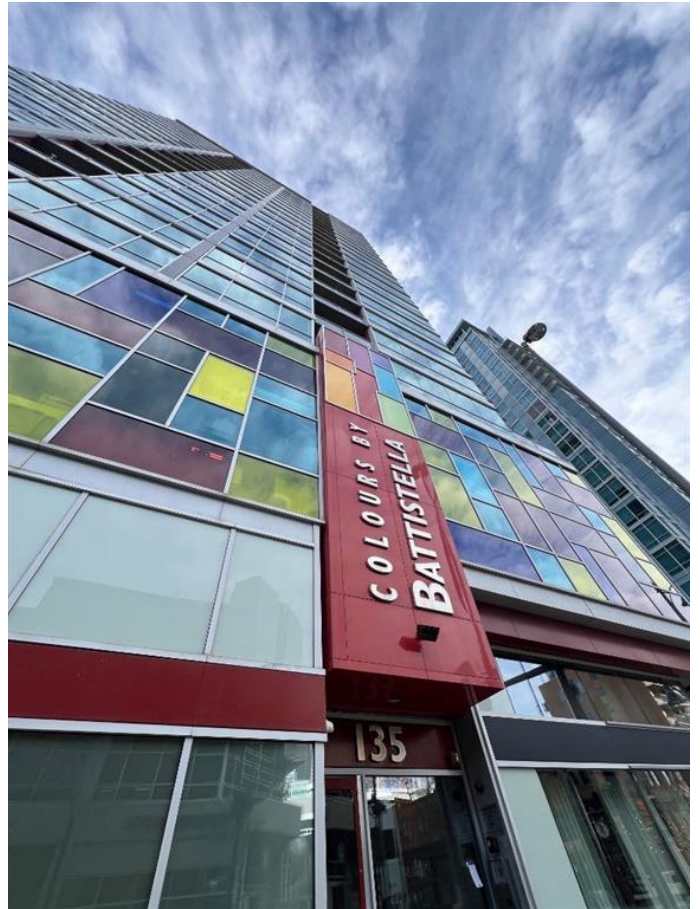
Experience the Best of Urban Living in
Downtown Calgary!

Discover this spacious and stylish 1-bedroom, 1-bathroom condo in the highly sought-after Colours by Battistella residence. Move-in ready and perfectly situated within walking distance of top restaurants, public transportation, and essential amenities, this unit offers both convenience and modern living.

Floor-to-ceiling windows flood the space with natural light, highlighting the sleek laminate flooring that runs throughout. The primary bedroom, located near the entrance, features a 4-piece ensuite. For added convenience, in-suite laundry is also included.

The well-appointed kitchen boasts stainless steel appliances, granite countertops, and ample cabinet space. Just off the kitchen, a spacious den area provides the perfect setup for a combined dining and living space. Step out onto the east-facing balcony to take in stunning views of downtown Calgary.

Built-in storage solutions maximize functionality, while a titled underground parking stall offers secure and convenient parking. The building's prime location ensures easy access to all the city has to offer. Plus, with its Airbnb-friendly policy, this unit presents an excellent opportunity for both



homeowners and investors. Much lower condo fees compared to other like properties in the city.

Meticulously maintained and move-in ready—this condo is exceptional value in the heart of the city! Reach out today for a private showing!

Built in 2008

Essential Information

MLS® #	A2197602
Price	\$347,000
Bedrooms	1
Bathrooms	1.00
Full Baths	1
Square Footage	683
Acres	0.00
Year Built	2008
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

Community Information

Address	1110, 135 13 Avenue Sw
Subdivision	Beltline
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2R 0B7

Amenities

Amenities	Elevator(s), Park, Parking, R
Parking Spaces	1
Parking	Heated Garage, Parkade, Secured, Titled

Interior



Interior Features	Built-in Features, Granite Counters, High Ceilings, No Animal Home, No Smoking Home, Track Lighting
Appliances	Dishwasher, Electric Range, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer/Dryer Stacked, Window Coverings
Heating	Baseboard, Natural Gas
Cooling	Central Air
# of Stories	22

Exterior

Exterior Features	None
Construction	Concrete
Foundation	Poured Concrete

Additional Information

Date Listed	February 26th, 2025
Days on Market	49
Zoning	CC-COR

Listing Details

Listing Office	Century 21 Bamber Realty LTD.
----------------	-------------------------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.