

**1503, 135 13 Avenue SW**  
**Calgary, Alberta**

**MLS # A2185628**



**\$379,000**

<b>Division:</b>	Beltline		
<b>Type:</b>	Residential/High Rise (5+ stories)		
<b>Style:</b>	High-Rise (5+)		
<b>Size:</b>	623 sq.ft.	<b>Age:</b>	2009 (16 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	1
<b>Garage:</b>	Titled, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

**Heating:** Baseboard

**Water:** -

**Floors:** Concrete

**Sewer:** -

**Roof:** -

**Condo Fee:** \$ 500

**Basement:** -

**LLD:** -

**Exterior:** Concrete

**Zoning:** CC-COR

**Foundation:** -

**Utilities:** -

**Features:** Granite Counters, High Ceilings, No Smoking Home, Open Floorplan

**Inclusions:** All Furniture & Contents

Welcome to 1503, situated in the heart of Calgary's vibrant Beltline neighbourhood and steps away from award-winning restaurants, established shops along revived 1st Street, and inner-city parks! This 2 bedroom, 1 bathroom condo is being offered fully furnished, and boasts a thoughtfully designed floor plan with both relaxation and entertainment in mind. Relish in its tasteful, contemporary decor complemented by polished concrete floors, high ceilings, and breathtaking city views through floor-to-ceiling windows. As you enter the space, you will love the modern, open concept dining & living space showered by natural light. The charming kitchen is characterized by granite countertops, ample cabinet space, and stainless steel appliances. Step out to the private balcony, complete with BBQ natural gas hook up, to enjoy epic views of the Calgary Tower and beyond. The unit comes equipped with in-suite laundry, 1 titled underground parking spot, and central A/C. Colours by Battistella is an all-concrete residential complex which allows short-term rentals, ensuring that your investment is protected long-term. The building offers secure bike storage and an inviting 4th floor communal terrace. The location is perfect for young professionals or anyone seeking to grow their real estate investment portfolio. Make this unique opportunity yours before it's gone!