

1110, 135 13 Avenue SW
Calgary, Alberta

MLS # A2197602



\$347,000

Division:	Beltline		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	683 sq.ft.	Age:	2008 (17 yrs old)
Beds:	1	Baths:	1
Garage:	Heated Garage, Parkade, Secured, Titled		
Lot Size:	-		
Lot Feat:	-		

Heating: Baseboard, Natural Gas

Floors: Laminate, Tile

Roof: -

Basement: -

Exterior: Concrete

Foundation: Poured Concrete

Features: Built-in Features, Granite Counters, High Ceilings, No Animal Home, No Smoking Home, Track Lighting

Water: -

Sewer: -

Condo Fee: \$ 500

LLD: -

Zoning: CC-COR

Utilities: -

Inclusions: n/a

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!