

901, 135 13 Avenue SW
Calgary, Alberta

MLS # A2202951



\$389,900

Division:	Beltline		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	799 sq.ft.	Age:	2008 (17 yrs old)
Beds:	2	Baths:	1 full / 1 half
Garage:	Parkade, Titled, Underground		
Lot Size:	-		
Lot Feat:	Views		

Heating:	Baseboard	Water:	-
Floors:	Concrete	Sewer:	-
Roof:	Flat Torch Membrane	Condo Fee:	\$ 599
Basement:	-	LLD:	-
Exterior:	Concrete, Metal Siding	Zoning:	CC-COR
Foundation:	-	Utilities:	-
Features:	Closet Organizers, Granite Counters, High Ceilings, Kitchen Island, Open Floorplan, See Remarks		

Inclusions: n/a

Perched on the 9th floor of Colours by Battistella, this modern industrial 2 bedroom, 2 bathroom corner unit offers breathtaking southwest facing views of the Calgary Tower and city skyline from nearly every room! Featuring floor to ceiling windows, this open concept space is flooded with natural light, highlighting the epoxy coated concrete flooring that adds a sleek, urban touch. The spacious main living area seamlessly connects to a contemporary kitchen with granite countertops, upscale cabinetry, and stainless steel appliances, providing ample storage and style. Both bedrooms are generously sized, with the primary suite offering a built in closet for optimal organization. A private balcony, accessible from one of the bedrooms, offers a serene retreat with stunning downtown views. This unit comes with ensuite laundry with a new stacked washer & dryer , titled parking, and access to fantastic building amenities, including central AC, bike storage, and a community garden. Situated in the heart of the Beltline, you’re steps from First Street, 17th Ave, river pathways, the Elbow River, and top rated restaurants, cafes, and shops. Plus, with short term rentals permitted, this condo is an excellent opportunity for both homeowners and savvy investors alike. Don’t miss your chance to own in one of Calgary’s most vibrant districts, schedule a viewing today!