

# \$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

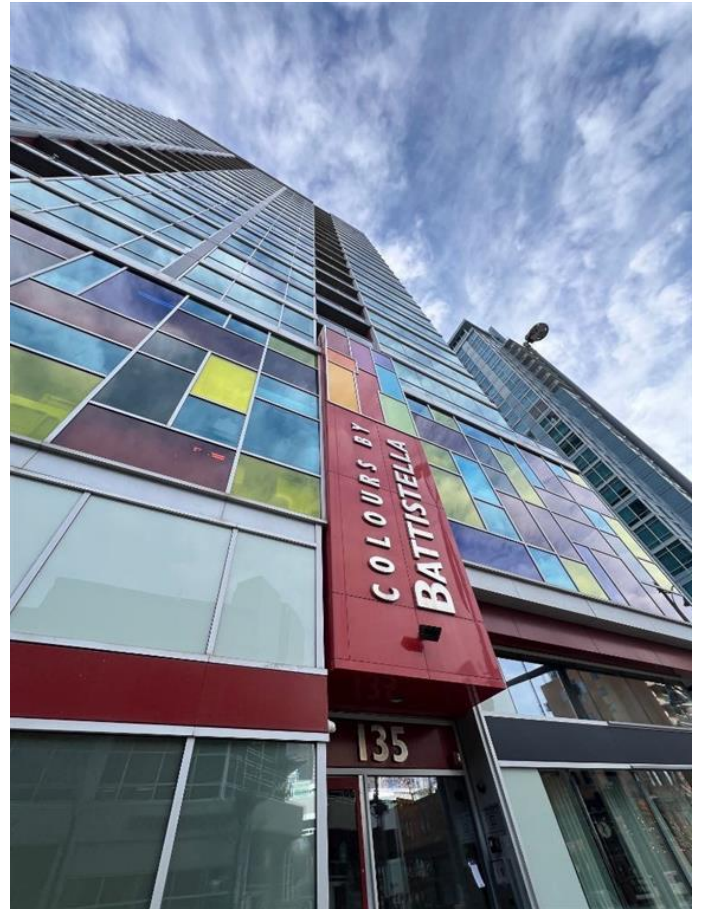
Experience the Best of Urban Living in  
Downtown Calgary!

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	53
Zoning	CC-COR

## Listing Details

Listing Office	Century 21 Bamber Realty LTD.
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