

\$389,900 - 803, 135 13 Avenue Sw, Calgary

MLS® #A2127020

\$389,900

2 Bedroom, 1.00 Bathroom, 626 sqft

Residential on 0.00 Acres

Beltline, Calgary, Alberta

Welcome to urban living at its finest! Fabulous for a first time home buyer or as an investment (air bnb friendly), this modern condo nestled in the heart of Calgary's vibrant Victoria Park offers a blend of style, comfort, and convenience.

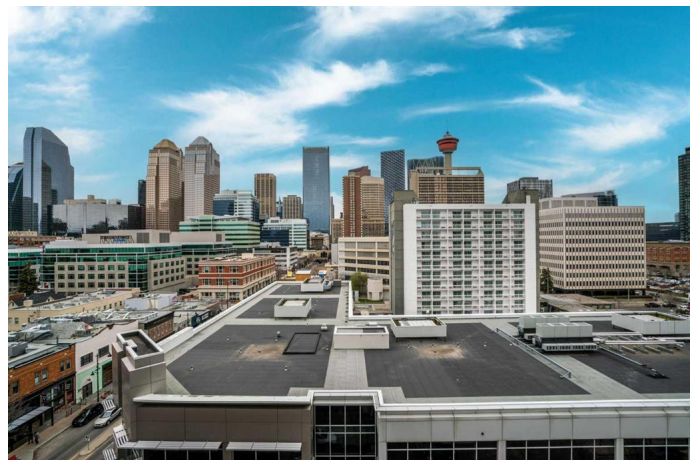
Step into this stunning 2-bedroom, 1-bathroom unit and be greeted by a spacious open concept layout that seamlessly combines living, dining, and kitchen areas.

Floor-to-ceiling windows flood the space with natural light, offering breathtaking panoramic views of downtown Calgary.

The sleek design is accentuated by stainless steel appliances, granite countertops, and contemporary finishes throughout. A bonus flex space provides versatility for your lifestyle needs, whether it's a home office, cozy reading nook, or extra storage area.

Enjoy the convenience of in-suite washer/dryer, central heating/air conditioning, and secured bicycle storage. Titled underground parking ensures your vehicle stays safe and protected year-round.

Step outside and bask in the sun on the private terrace, or explore the vibrant community of Victoria Park right at your doorstep. From trendy cafes and restaurants to lively pubs and food halls, everything you need is just steps away. Stay active with



nearby gyms, tennis courts, and the MNP Sports Centre.

Commute with ease, as this prime location offers quick access to the Downtown Core, 17th Avenue, and light rail transit stations, all within a 10-minute walk. Plus, with the future Green Line, Centre Street South station just two blocks away, you'll have unparalleled connectivity to the entire city right at your fingertips.

Don't miss out on this opportunity to experience urban living at its best in the coveted Colours by Battistella building. Schedule your viewing today and make this your new home sweet home!

Built in 2010

Essential Information

MLS® #	A2127020
Price	\$389,900
Sold Price	\$370,000
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	626
Acres	0.00
Year Built	2010
Type	Residential
Sub-Type	Apartment
Style	High-Rise (5+)
Status	Sold

Community Information

Address	803, 135 13 Avenue Sw
Subdivision	Beltline
City	Calgary
County	Calgary

Province	Alberta
Postal Code	T2R 0W8

Amenities

Amenities	Bicycle Storage, Elevator(s), Roof Deck
Parking Spaces	1
Parking	Parkade, Underground

Interior

Interior Features	Granite Counters, Open Floorplan
Appliances	Dishwasher, Dryer, Electric Stove, Microwave, Refrigerator, Washer, Window Coverings
Heating	Baseboard
Cooling	None
# of Stories	22

Exterior

Exterior Features	None
Construction	Concrete, Glass, Stucco

Additional Information

Date Listed	May 1st, 2024
Date Sold	May 29th, 2024
Days on Market	28
Zoning	CC-COR
HOA Fees	0.00

Listing Details

Listing Office	RE/MAX iRealty Innovations
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