

\$399,900 - 1111, 135 13 Avenue Sw, Calgary

MLS® #A2129323

\$399,900

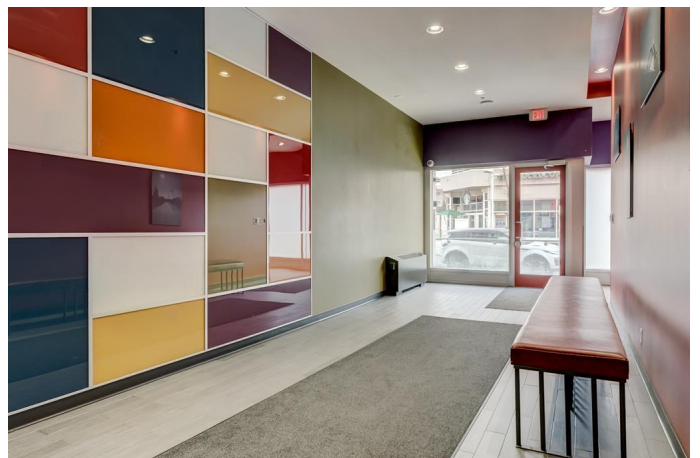
2 Bedroom, 2.00 Bathroom, 863 sqft

Residential on 0.00 Acres

Beltline, Calgary, Alberta

DREAMS DO COME TRUE! STR friendly building. Colours by Battistella is strategically located in the heart of the Beltline and only steps from the Calgary Stampede grounds. At your base you are surrounded by 1st Street's iconic restaurants and amenities such as Ten Foot Henry, Proof Cocktail Bar, Home & Away and HotShop Spin & Yoga. This well managed complex is perfect for owners and investors with great rental potential. With 863 sq.ft. this 11th floor unit with SUNNY EAST EXPOSURE is ideal for a young family or roommates. The open floor plan with 2 bedrooms on opposite sides is perfect for privacy and separation. You'll definitely appreciate having 2 full bathrooms, 9' ceilings and so much extra storage space. Industrial loft feel with polished concrete floors, sliding glass panel doors and floor to ceiling windows, for those who are seeking something funky and modern. The kitchen is nicely appointed with modern grey cabinetry, S/S appliance package and stone counter tops. The large dining area seamlessly transitions into the living room with an abundance of natural sunlight. The balcony faces EAST, so you'll be basking in the morning sunlight and enjoying the spectacular views in the evening. Highlights include; in-suite laundry, 1 titled underground parking stall, bike storage, views of the Stampede fireworks and so much more! SEE VIRTUAL TOUR!

Built in 2009



Essential Information

MLS® #	A2129323
Price	\$399,900
Sold Price	\$394,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	863
Acres	0.00
Year Built	2009
Type	Residential
Sub-Type	Apartment
Style	Apartment
Status	Sold

Community Information

Address	1111, 135 13 Avenue Sw
Subdivision	Beltline
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2R 0W8

Amenities

Amenities	Elevator(s), Secured Parking, Visitor Parking
Parking Spaces	1
Parking	Parkade, Secured, Titled, Underground

Interior

Interior Features	High Ceilings, Open Floorplan, Stone Counters
Appliances	Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer Stacked, Window Coverings
Heating	Baseboard, Natural Gas
Cooling	Central Air
# of Stories	22

Exterior

Exterior Features	None
Roof	Tar/Gravel

Construction	Concrete, Metal Siding, Other
Foundation	Poured Concrete

Additional Information

Date Listed	May 9th, 2024
Date Sold	June 27th, 2024
Days on Market	49
Zoning	CC-COR
HOA Fees	0.00

Listing Details

Listing Office	Real Broker
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