

\$379,900 - 1304, 135 13 Avenue Sw, Calgary

MLS® #A2146041

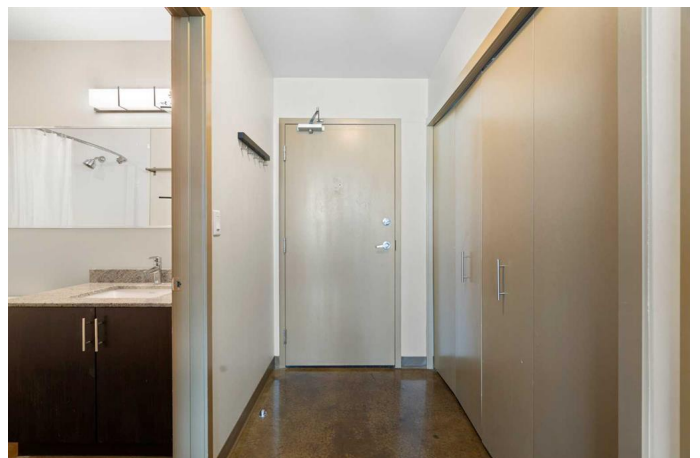
\$379,900

2 Bedroom, 1.00 Bathroom, 635 sqft

Residential on 0.00 Acres

Beltline, Calgary, Alberta

Welcome to unit 1304 at the Colours by Battistella, a stylish urban retreat in the heart of Calgary's vibrant Beltline district. This stunning condo is perfect for a first time buyer or investor with it being Air BnB friendly. This condo offers contemporary living with breathtaking city views while being in the heart of the city, perfect for those seeking both comfort and convenience. Upon entering, you're greeted by a spacious open floor plan that seamlessly connects the living, dining, and kitchen areas. Floor-to-ceiling windows flood the space with natural light, enhancing the concrete floors throughout. The kitchen boasts stainless steel appliances, stone countertops, and ample storage, making it a chef's delight and an ideal spot for entertaining guests. The spacious primary bedroom is a peaceful sanctuary with a large closet and window. The second bedroom provides flexibility for your lifestyle needs with a generous closet or can be utilized as a perfect office space. Completing this unit is a secure underground parking space, bike storage and a 4th floor terrace for outdoor entertainment or relaxation. Located just steps away from Calgary's finest dining, shopping, and entertainment venues, this condo offers the ultimate urban lifestyle. Whether you're enjoying a morning coffee on your private balcony or exploring nearby parks and cultural attractions, every day brings new opportunities for adventure and relaxation.



Built in 2009

Essential Information

MLS® #	A2146041
Price	\$379,900
Sold Price	\$377,500
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	635
Acres	0.00
Year Built	2009
Type	Residential
Sub-Type	Apartment
Style	Apartment
Status	Sold

Community Information

Address	1304, 135 13 Avenue Sw
Subdivision	Beltline
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2R 0W8

Amenities

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

Interior

Interior Features	Breakfast Bar, Stone Counters
Appliances	Dishwasher, Microwave Hood Fan, Oven, Refrigerator, Washer/Dryer
Heating	Baseboard, Hot Water, Natural Gas
Cooling	Central Air
# of Stories	23

Exterior

Exterior Features	Balcony
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Construction Concrete, Glass

Additional Information

Date Listed July 2nd, 2024
Date Sold August 14th, 2024
Days on Market 43
Zoning CC-COR
HOA Fees 0.00

Listing Details

Listing Office RE/MAX Real Estate (Central)

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