

# \$349,900 - 1009, 135 13 Avenue Sw, Calgary

MLS® #A2238815

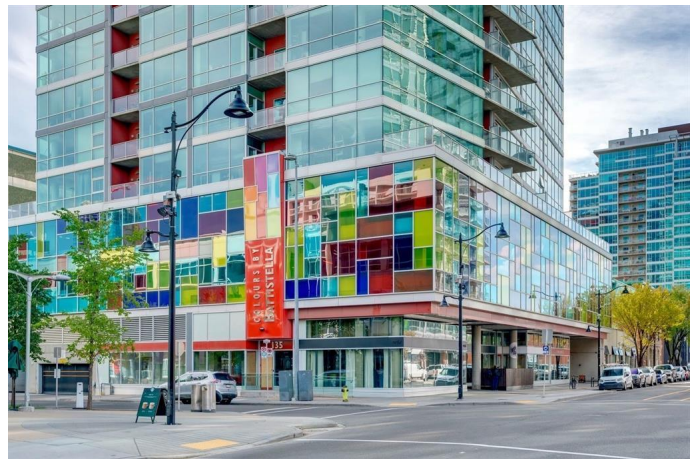
## \$349,900

1 Bedroom, 1.00 Bathroom, 708 sqft

Residential on 0.00 Acres

Beltline, Calgary, Alberta

Discover downtown living at its best in this standout 1 bed/1 bath corner unit in Colours by Battistella, a striking high-rise known for its modern architecture and prime location. This unit delivers on space, style, and one of the most spectacular views in the city. Boasting floor-to-ceiling windows along two full walls, this home offers incredible 180 degree views of Stampede Park and the Rocky Mountains, filling the space with natural light all day long. The open concept layout creates a bright, airy feel, ideal for both everyday living and entertaining. The contemporary kitchen features granite countertops, stainless steel appliances, including a Miele dishwasher, and a central island with a butcher block countertop, blending form and function seamlessly. The kitchen flows effortlessly into the living and dining area, leading to a private balcony where you can enjoy morning coffee or evening relaxing with cityscape views. The spacious primary bedroom is framed by urban vistas and modern exposed concrete accents, adding a touch of industrial flair. A custom built-in storage unit enhances both style and functionality, while the walk-in closet adds generous storage space. The sleek and modern 4pc bathroom is conveniently located just steps from the bedroom. Additional features include in-suite laundry, titled underground parking, and secure building access. Located in the vibrant Beltline, you're just steps from 17th Ave, 10th Ave, Stampede Park, top rated restaurants, cafes, shops,



nightlife, and transit. Whether you're a first time buyer, urban professional, or investor, this unit offers unmatched downtown lifestyle and value.

Built in 2008

### Essential Information

MLS® #	A2238815
Price	\$349,900
Bedrooms	1
Bathrooms	1.00
Full Baths	1
Square Footage	708
Acres	0.00
Year Built	2008
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

### Community Information

Address	1009, 135 13 Avenue Sw
Subdivision	Beltline
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2R 0B7

### Amenities

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

### Interior

Interior Features	Built-in Features, Granite Counters, High Ceilings, Kitchen Island, Open Floorplan, Storage, Walk-In Closet(s)
Appliances	Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer Stacked

Heating	Baseboard
Cooling	Central Air
# of Stories	23

## Exterior

Exterior Features	Balcony, Courtyard
Construction	Concrete, Glass, Metal Siding

## Additional Information

Date Listed	July 10th, 2025
Days on Market	48
Zoning	CC-COR

## Listing Details

Listing Office	RE/MAX House of Real Estate
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