

# \$369,900 - 403, 135 13 Avenue Sw, Calgary

MLS® #A2198764

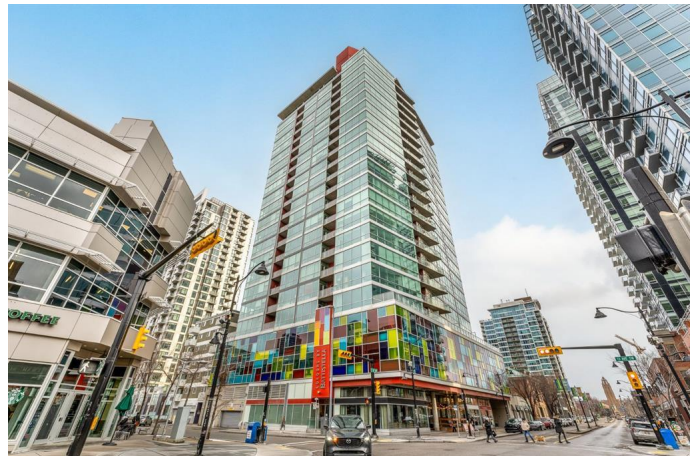
**\$369,900**

1 Bedroom, 1.00 Bathroom, 615 sqft

Residential on 0.00 Acres

Beltline, Calgary, Alberta

Explore a premium opportunity to live or invest in this lucrative inner city district. Centrally located in the heart of the Beltline, this stunning unit offers an indulgent lifestyle surrounded by countless local amenities and urban attractions. Colours by Battistella is a contemporary condo building known for its iconic multicolour facade, injecting a burst of personality into the surrounding community of eclectic high-rises and retail options. This 1 bed (+ den) 1 bath, south-facing unit is illuminated by natural light from its floor to ceiling windows, which work in tandem with an open concept layout and high ceilings in the main living area to give an even bigger sense of space. Step inside and follow immaculate concrete floors that carry on throughout the unit. The large kitchen area includes stainless steel appliances, granite countertops, and ample cabinetry for optimal storage and organization. A bright living room provides access to the large private balcony, the perfect place to relax and take in epic views of the Calgary tower and city skyline. Back inside you can find the spacious bedroom with a sizeable closet, which shares the favourable view and endless streams of sunlight with the adjacent balcony. At the front of the unit, a versatile den area can easily be converted to fit your unique lifestyle needs; whether that be a home office, gym or guest space. A full bathroom and convenient in-suite laundry located by the entrance complete the unit. This is an incredible opportunity to own in the Uptown



District; known for its proximity to the hustle and bustle of city life, while still scattered with greenspaces and an abundance of natural landscapes. Relish in all of the perks that come with a professionally managed condo building, including secure parking for residents and an exclusive outdoor amenity deck located on the same floor as the unit. Ideally situated in a pedestrian focused neighbourhood, with the additional ability to commute anywhere in minutes thanks to the nearby 12 Avenue Cycle Network and access to major thoroughfares. Visit trendy boutiques, top-rated restaurants, and charming coffeeshops mere steps from your front door, and be part of the city's vibrant culture.

Built in 2008

**Essential Information**

|                |                   |
|----------------|-------------------|
| MLS® #         | A2198764          |
| Price          | \$369,900         |
| Bedrooms       | 1                 |
| Bathrooms      | 1.00              |
| Full Baths     | 1                 |
| Square Footage | 615               |
| Acres          | 0.00              |
| Year Built     | 2008              |
| Type           | Residential       |
| Sub-Type       | Apartment         |
| Style          | Single Level Unit |
| Status         | Active            |

**Community Information**

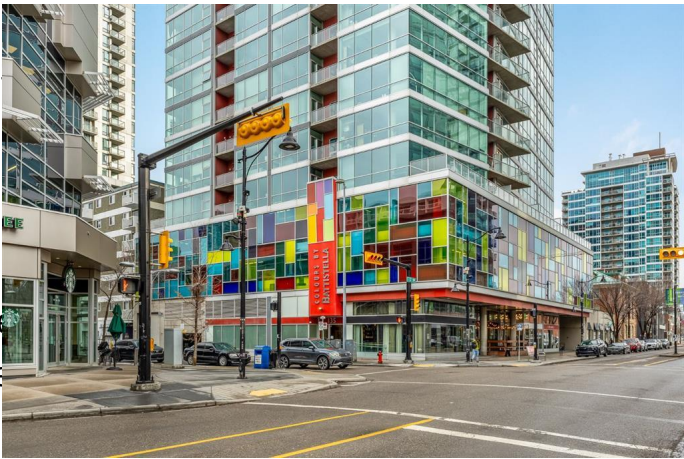
|             |                       |
|-------------|-----------------------|
| Address     | 403, 135 13 Avenue Sw |
| Subdivision | Beltline              |
| City        | Calgary               |
| County      | Calgary               |
| Province    | Alberta               |
| Postal Code | T2R 0W8               |

**Amenities**

|                |                               |
|----------------|-------------------------------|
| Amenities      | Elevator(s), Parking, Bicycle |
| Parking Spaces | 1                             |
| Parking        | Parkade, Stall                |

**Interior**

|                   |                                            |
|-------------------|--------------------------------------------|
| Interior Features | High Ceilings, Granite Countertops         |
| Appliances        | Dishwasher, Electric Range, Stacked, Range |
| Heating           | Baseboard                                  |
| Cooling           | Central Air                                |
| # of Stories      | 22                                         |



**Exterior**

|                   |                                |
|-------------------|--------------------------------|
| Exterior Features | Balcony                        |
| Roof              | Tar/Gravel                     |
| Construction      | Concrete, Metal Siding, Stucco |
| Foundation        | Poured Concrete                |

**Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | March 6th, 2025 |
| Days on Market | 43              |
| Zoning         | CC-COR          |

**Listing Details**

|                |            |
|----------------|------------|
| Listing Office | CIR Realty |
|----------------|------------|

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