

# \$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**

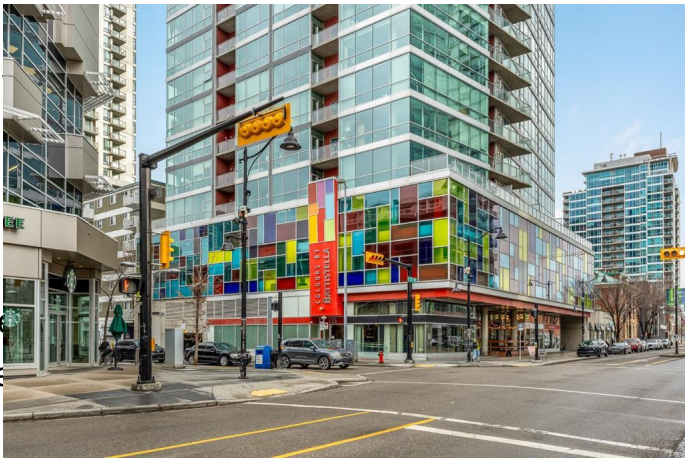
Address	403, 135 13 Avenue Sw
Subdivision	Beltline
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2R 0W8

**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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