# \$429,900 - 1801, 135 13 Avenue Sw, Calgary

MLS® #A2206764

# \$429,900

1 Bedroom, 2.00 Bathroom, 791 sqft Residential on 0.00 Acres

Beltline, Calgary, Alberta

Searching for a downtown condo that delivers on style, space, and one of the best views in the city? Welcome to this standout 1 Bedroom + Den corner unit in Colours by Battistella â€" a modern high-rise known for its bold design and unbeatable location.

Step inside and let the 180-degree city view steal the show. Floor-to-ceiling windows along two full walls flood the space with southeast sunlight all day long, creating an open, energizing vibe from the moment you walk through the door.

The heart of the home is the sleek, open-concept kitchen, where granite countertops, stainless steel appliances, and a central island make everyday cooking feel a little more elevated. Whether you're prepping dinner or hosting friends, the flow into the living area keeps everything connected and relaxed. Just off the kitchen is a 2-piece bathroom.

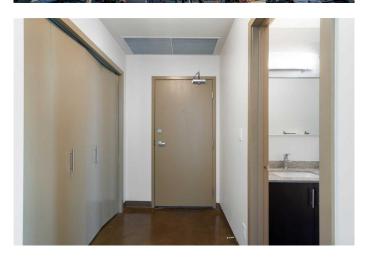
Slide open the door to your private balcony â€" a quiet spot to start your morning with coffee or wind down while the city lights come to life.

When it's time to rest, the primary bedroom offers comfort and calm, framed by urban views and concrete accents that add a modern edge.

Need space to work, create, or focus? The







den is your flex space â€" perfect for a home office, art studio, or reading nook.

The 4-piece bathroom is clean, modern, and just steps from both the bedroom and den. And with in-suite laundry, daily life stays simple and efficient.

But there's more â€" this unit includes a titled underground parking stall, giving you year-round convenience in the heart of the city.

Located in the heart of Calgary, you're just steps from 10th Ave, 17th Ave, Stampede Park, cafes, dining, shopping, and nightlife. Plus, Airbnb is permitted here, offering solid income potential for investors or those who love flexibility.

If you're ready to step into a downtown lifestyle with major style and zero compromises â€" this is the one.

Book your private showing today.

Built in 2009

## **Essential Information**

MLS® # A2206764 Price \$429,900

Bedrooms 1

Bathrooms 2.00

Full Baths 1

Half Baths 1

Square Footage 791

Acres 0.00

Year Built 2009

Type Residential Sub-Type Apartment

Style Single Level Unit

Status Active

# **Community Information**

Address 1801, 135 13 Avenue Sw

Subdivision Beltline
City Calgary
County Calgary
Province Alberta
Postal Code T2R 0W8

## **Amenities**

Amenities Bicycle Storage, Elevator(s), Roof Deck, Secured Parking, Snow

Removal, Trash

Parking Spaces 1

Parking Parkade, Titled

## Interior

Interior Features Granite Counters, Kitchen Island, Open Floorplan

Appliances Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator,

Washer

Heating Baseboard

Cooling Central Air

# of Stories 23

# **Exterior**

Exterior Features Balcony
Construction Concrete

## **Additional Information**

Date Listed April 16th, 2025

Days on Market 14

Zoning CC-COR

# **Listing Details**

Listing Office Real Broker

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