

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

MLS® #A2206764

**\$429,900**

2 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 – 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 – 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 – 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 – 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 – this is the one. Book your private showing today.

Built in 2009

## Essential Information

MLS® #	A2206764
Price	\$429,900
Bedrooms	2
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	22
Zoning	CC-COR

## Listing Details

Listing Office	Real Broker
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