

# \$349,000 - 611, 135 13 Avenue Sw, Calgary

MLS® #A2208146

## \$349,000

2 Bedroom, 2.00 Bathroom, 867 sqft

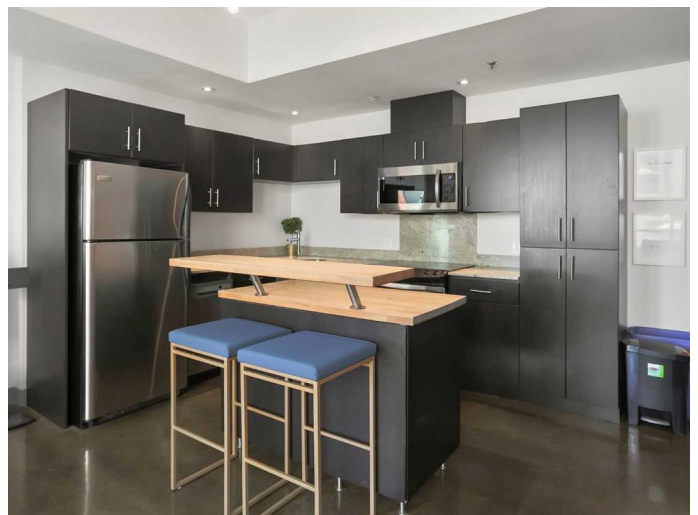
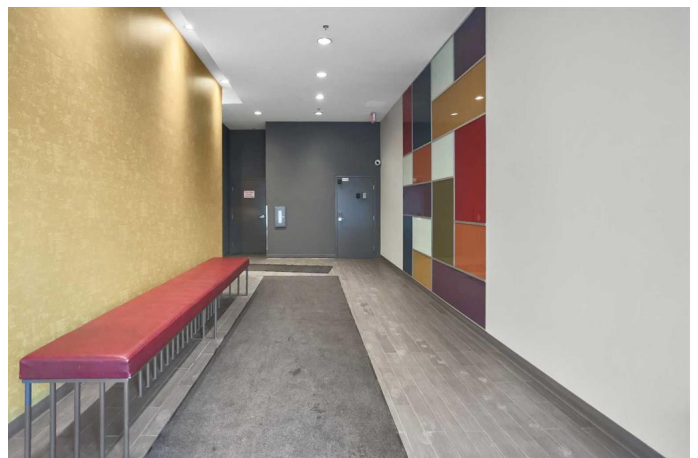
Residential on 0.00 Acres

Beltline, Calgary, Alberta

Welcome to unit 611 at 135 13 Avenue SW! This spacious and beautiful 2-bedroom, 2-bathroom condo in the sought-after Colours by Batistella is an excellent opportunity for investors or a perfect place to call home. Standing tall at 23 stories, this impressive high-rise offers exceptional design and an unbeatable location. The unit is bright and open, thanks to the floor-to-ceiling windows that let in an abundance of natural light. The modern kitchen features stainless steel appliances, stained concrete flooring, granite countertops, and a center island with a butcher block top. Additional perks include central air conditioning, in-suite laundry with ample storage, a contemporary color scheme, a large balcony with a gas line for BBQs, and titled underground parking. Located in the heart of Calgary, you'll be just a short walk from downtown, trendy 17th Ave, Stephen Ave, Central Memorial Park, and the library. Food lovers will appreciate being steps away from incredible bars and restaurants like PROOF, Ten Foot Henry, Native Tongues, and CafÃ© Koi, plus it's only a short stroll to the Stampede grounds. Colours by Batistella is pet-friendly and one of the few buildings that allows Airbnb rentalsâ€”an ideal option for investors, but also a fantastic place to live!

Built in 2008

## Essential Information



|                |                   |
|----------------|-------------------|
| MLS® #         | A2208146          |
| Price          | \$349,000         |
| Bedrooms       | 2                 |
| Bathrooms      | 2.00              |
| Full Baths     | 2                 |
| Square Footage | 867               |
| Acres          | 0.00              |
| Year Built     | 2008              |
| Type           | Residential       |
| Sub-Type       | Apartment         |
| Style          | Single Level Unit |
| Status         | Active            |

### Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 611, 135 13 Avenue Sw |
| Subdivision | Beltline              |
| City        | Calgary               |
| County      | Calgary               |
| Province    | Alberta               |
| Postal Code | T2R 0W8               |

### Amenities

|                |   |
|----------------|---|
| Amenities      | Visitor Parking, Elevator(s), Secured Parking |
| Parking Spaces | 1   |
| Parking        | Underground                                   |

### Interior

|                   |  |
|-------------------|--|
| Interior Features | Closet Organizers, Granite Counters, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Built-in Features                   |
| Appliances        | Dishwasher, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator, Window Coverings, Central Air Conditioner, Washer/Dryer |
| Heating           | Baseboard, Hot Water   |
| Cooling           | Central Air  |
| # of Stories      | 23   |

### Exterior

|                   |                        |
|-------------------|------------------------|
| Exterior Features | Other                  |
| Roof              | Tar/Gravel             |
| Construction      | Concrete, Metal Siding |

**Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | April 9th, 2025 |
| Days on Market | 57              |
| Zoning         | CC-COR          |

**Listing Details**

|                |            |
|----------------|------------|
| Listing Office | eXp Realty |
|----------------|------------|

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