

# \$349,900 - 1009, 135 13 Avenue Sw, Calgary

MLS® #A2238815

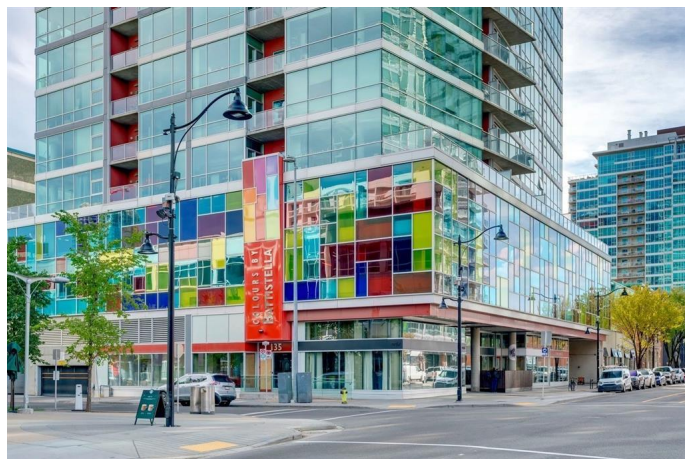
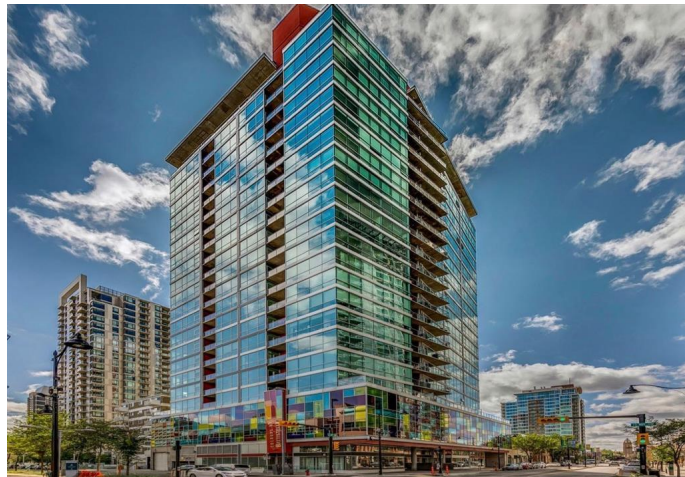
## \$349,900

1 Bedroom, 1.00 Bathroom, 708 sqft

Residential on 0.00 Acres

Beltline, Calgary, Alberta

Discover downtown living at its best in this standout 1 bed/1 bath corner unit in Colours by Battistella, a striking high-rise known for its modern architecture and prime location. This unit delivers on space, style, and one of the most spectacular views in the city. Boasting floor-to-ceiling windows along two full walls, this home offers incredible 180 degree views of Stampede Park and the Rocky Mountains, filling the space with natural light all day long. The open concept layout creates a bright, airy feel, ideal for both everyday living and entertaining. The contemporary kitchen features granite countertops, stainless steel appliances, including a Miele dishwasher, and a central island with a butcher block countertop, blending form and function seamlessly. The kitchen flows effortlessly into the living and dining area, leading to a private balcony where you can enjoy morning coffee or evening relaxing with cityscape views. The spacious primary bedroom is framed by urban vistas and modern exposed concrete accents, adding a touch of industrial flair. A custom built-in storage unit enhances both style and functionality, while the walk-in closet adds generous storage space. The sleek and modern 4pc bathroom is conveniently located just steps from the bedroom. Additional features include in-suite laundry, titled underground parking, and secure building access. Located in the vibrant Beltline, you're just steps from 17th Ave, 10th Ave, Stampede Park, top rated restaurants, cafes, shops,



nightlife, and transit. Whether you're a first time buyer, urban professional, or investor, this unit offers unmatched downtown lifestyle and value.

Built in 2008

**Essential Information**

|                |                   |
|----------------|-------------------|
| MLS® #         | A2238815          |
| Price          | \$349,900         |
| Bedrooms       | 1                 |
| Bathrooms      | 1.00              |
| Full Baths     | 1                 |
| Square Footage | 708               |
| Acres          | 0.00              |
| Year Built     | 2008              |
| Type           | Residential       |
| Sub-Type       | Apartment         |
| Style          | Single Level Unit |
| Status         | Active            |

**Community Information**

|             |                        |
|-------------|------------------------|
| Address     | 1009, 135 13 Avenue Sw |
| Subdivision | Beltline               |
| City        | Calgary                |
| County      | Calgary                |
| Province    | Alberta                |
| Postal Code | T2R 0B7                |

**Amenities**

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

**Interior**

|                   |                                                                                                                |
|-------------------|----------------------------------------------------------------------------------------------------------------|
| Interior Features | Built-in Features, Granite Counters, High Ceilings, Kitchen Island, Open Floorplan, Storage, Walk-In Closet(s) |
| Appliances        | Dishwasher, Electric Stove, Refrigerator, Microwave Hood Fan, Washer/Dryer Stacked                             |

|              |             |
|--------------|-------------|
| Heating      | Baseboard   |
| Cooling      | Central Air |
| # of Stories | 23          |

## Exterior

|                   |                               |
|-------------------|-------------------------------|
| Exterior Features | Balcony, Courtyard            |
| Construction      | Concrete, Glass, Metal Siding |

## Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | July 10th, 2025 |
| Days on Market | 62              |
| Zoning         | CC-COR          |

## Listing Details

|                |                             |
|----------------|-----------------------------|
| Listing Office | RE/MAX House of Real Estate |
|----------------|-----------------------------|

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.