

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

MLS® #A2208146

## \$349,000

2 Bedroom, 2.00 Bathroom, 867 sqft

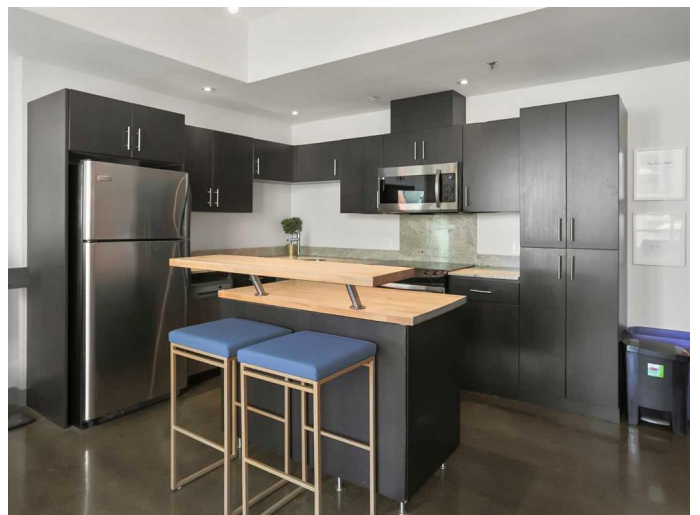
Residential on 0.00 Acres

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	Elevator(s), Secured Parking, Visitor 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	Central Air Conditioner, Dishwasher, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer/Dryer, Window Coverings, Electric Stove
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      69

Zoning      CC-COR

### **Listing Details**

Listing Office      eXp Realty

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.