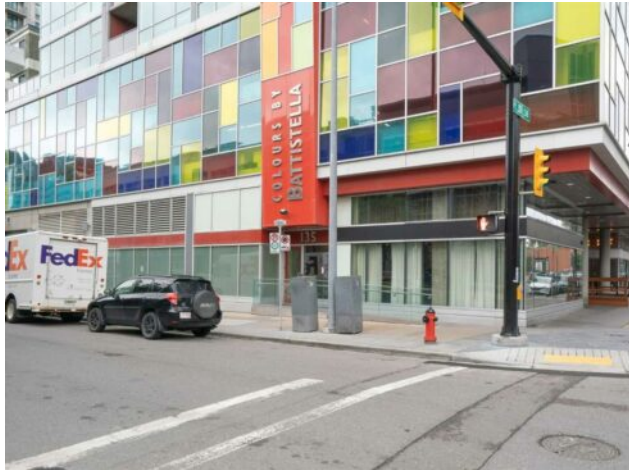


780-978-0157  
jenniferstudent@me.com

707, 135 13 Avenue SW  
Calgary, Alberta

MLS # A2163333



**\$375,000**

<b>Division:</b>	Beltline		
<b>Type:</b>	Residential/High Rise (5+ stories)		
<b>Style:</b>	Apartment		
<b>Size:</b>	662 sq.ft.	<b>Age:</b>	2010 (14 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	1
<b>Garage:</b>	Parkade, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

**Heating:** Baseboard, Hot Water

**Water:** -

**Floors:** Concrete

**Sewer:** -

**Roof:** -

**Condo Fee:** \$ 477

**Basement:** -

**LLD:** -

**Exterior:** Concrete, Glass

**Zoning:** CC-COR

**Foundation:** -

**Utilities:** -

**Features:** Granite Counters, High Ceilings, No Animal Home, No Smoking Home, Open Floorplan

**Inclusions:** NA

Welcome to urban living at its finest in this stylish 2-bedroom, 1-bathroom condo located in the vibrant Beltline district. Situated in the coveted Colours by Battistella building, this unit offers an unbeatable combination of breathtaking city and mountain views, modern amenities, and an ideal location just steps away from the best Calgary has to offer. Step into the open-concept layout, where floor-to-ceiling windows flood the living space with natural light, highlighting the polished concrete floors and contemporary finishes. The sleek kitchen featuring stainless steel appliances, granite countertops, as well as stunning views. A built-in office nook adds a practical touch for those who work from home, while the primary bedroom impresses with expansive windows, an oversized closet, separate in-suite laundry, and a 4-piece ensuite with a stand-up shower soaker tub combo, and stone countertops. This pet-friendly (with board approval) building offers a range of amenities, including central air conditioning, a communal patio, secure bike storage, and titled underground parking to keep your vehicle safe year-round. Whether you're a first-time homebuyer or investor (Airbnb-friendly), this condo provides an incredible opportunity for both personal use and rental income. Nestled in the heart of Calgary's sought-after Beltline, you'll enjoy the convenience of being within walking distance of 17th Avenue's eclectic dining, shopping, and nightlife scene, as well as the C-Train, Stampede Park, and the beautiful Elbow River pathways. Stay active with nearby gyms, the MNP Sports Centre, and tennis courts, while future connectivity to the Green Line's Centre Street South station ensures easy access to the rest of the city. Don't miss the chance to make this modern, centrally-located condo your new urban oasis! Schedule your viewing today and

experience the best of Beltline living.