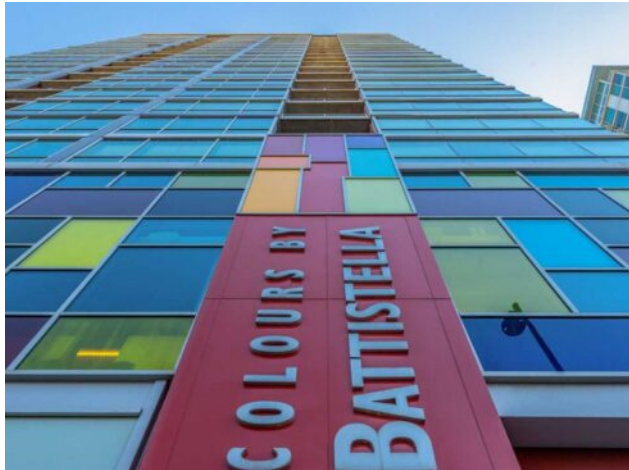




2010, 135 13 Avenue SW  
Calgary, Alberta

MLS # A2307568



**\$349,000**

<b>Division:</b>	Beltline		
<b>Type:</b>	Residential/High Rise (5+ stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	690 sq.ft.	<b>Age:</b>	2008 (18 yrs old)
<b>Beds:</b>	1	<b>Baths:</b>	1
<b>Garage:</b>	Heated Garage, Parkade, Titled, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard, Hot Water	<b>Water:</b>	-
<b>Floors:</b>	Concrete	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 531
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Metal Siding	<b>Zoning:</b>	CC-COR
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Built-in Features		

**Inclusions:** n/aq

Urban living with views from the 20th floor of Colours by Battistella. This spacious one-bedroom condo offers a bright, open layout with floor-to-ceiling windows, polished concrete floors, 9-foot ceilings, central A/C, in-suite laundry, and titled parking. The kitchen features stainless steel appliances, granite countertops, contemporary flat-panel cabinetry, and a central island that flows naturally into the living area. Sliding glass doors lead to the bedroom, complete with a custom closet and a clean loft-inspired feel. Enjoy your private balcony with city views and a gas line for BBQing. Located in the heart of the Beltline, just steps to 1st Street SW, 17th Avenue, downtown, Stampede Park, river pathways, fitness studios, coffee shops, restaurants, and everyday amenities. A stylish, low-maintenance inner-city home in one of Calgary's most walkable communities.