



GRASSROOTS
REALTY GROUP

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**1805, 135 13 Avenue SW
Calgary, Alberta**

MLS # A2230282



\$439,888

Division:	Beltline		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	911 sq.ft.	Age:	2008 (17 yrs old)
Beds:	2	Baths:	2
Garage:	Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Concrete	Sewer:	-
Roof:	-	Condo Fee:	\$ 647
Basement:	None	LLD:	-
Exterior:	Metal Siding , Wood Frame	Zoning:	CC-COR
Foundation:	Poured Concrete	Utilities:	-
Features:	Closet Organizers, French Door, Granite Counters, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Soaking Tub		

Inclusions: N/A

Perched high above the city on the 18th floor of Colours by Battistella, this striking 2-bedroom, 2-bathroom condo offers panoramic, unobstructed views of downtown Calgary. Set in the heart of the Beltline—one of Calgary's most vibrant and walkable neighbourhoods—this modern industrial home seamlessly blends style, functionality, and location into one exceptional package. Inside, the open-concept layout is designed to make the most of the breathtaking views. Floor-to-ceiling, wall-to-wall windows flood the space with natural light, casting a warm glow across the polished, epoxy-coated concrete floors. The kitchen is both stylish and practical, featuring granite countertops, stainless steel appliances, a large island ideal for entertaining or casual dining, and an abundance of storage. The kitchen flows effortlessly into the dining and living area, where sliding glass doors lead to a versatile den space—perfect for a second bedroom, home office or reading nook. From the den, step out onto your private west-facing balcony. Whether you're enjoying the sunset or grilling on the gas BBQ line, this outdoor space adds a welcome retreat in the middle of the city. The primary bedroom features dual closets and a well-appointed four-piece ensuite, while a second full three-piece bathroom provides flexibility for guests. Additional highlights include in-suite laundry, central air conditioning, and a titled, heated underground parking stall. Colours by Battistella is a well-managed, pet-friendly building with secure entry and a modern design that complements its urban surroundings. And with short-term rentals allowed, this unit also presents a compelling investment opportunity—Airbnb is permitted, opening the door to attractive income potential for those looking to leverage the city's tourism and business travel

market. The location couldn't be more ideal. Just two blocks from 17th Avenue, you're minutes from the city's best dining, shopping, and nightlife. Grab a bite at Ten Foot Henry, enjoy a pint at St. James Corner, or explore the diverse offerings at First Street Market Food Hall—all just steps from your door. For fitness and outdoor enthusiasts, the MNP Community & Sport Centre, Elbow River pathways, and Central Memorial Park are all within walking distance. The nearby Saddledome, Stampede Park, and Repsol Sport Centre make this a prime spot for catching concerts, sporting events, or enjoying world-class facilities. Commuting is effortless with easy access to downtown, public transit, bike lanes, and major roadways. You're less than five minutes to the city core, making this home a standout option for professionals or anyone wanting to embrace a true urban lifestyle. Whether you're searching for a stylish primary residence or a flexible investment property in a dynamic, sought-after neighbourhood, this condo delivers on all fronts. Take advantage of your opportunity to see this incredible property in person—book your showing today! Check out the floor plans & 3D tour!