



**GRASSROOTS**  
REALTY GROUP

1-833-477-6687  
aloha@grassrootsrealty.ca

907, 135 13 Avenue SW  
Calgary, Alberta

MLS # A2281123



**\$349,000**

|           |                                    |        |                   |
|-----------|------------------------------------|--------|-------------------|
| Division: | Beltline                           |        |                   |
| Type:     | Residential/High Rise (5+ stories) |        |                   |
| Style:    | Apartment-Single Level Unit        |        |                   |
| Size:     | 647 sq.ft.                         | Age:   | 2009 (17 yrs old) |
| Beds:     | 2                                  | Baths: | 1                 |
| Garage:   | Underground                        |        |                   |
| Lot Size: | -                                  |        |                   |
| Lot Feat: | -                                  |        |                   |

|             |                                                                                   |            |        |
|-------------|-----------------------------------------------------------------------------------|------------|--------|
| Heating:    | Baseboard                                                                         | Water:     | -      |
| Floors:     | Concrete                                                                          | Sewer:     | -      |
| Roof:       | -                                                                                 | Condo Fee: | \$ 491 |
| Basement:   | -                                                                                 | LLD:       | -      |
| Exterior:   | Concrete, Glass, Metal Siding                                                     | Zoning:    | CC-COR |
| Foundation: | -                                                                                 | Utilities: | -      |
| Features:   | Closet Organizers, High Ceilings, No Animal Home, No Smoking Home, Open Floorplan |            |        |

**Inclusions:** All Furniture and Furnishings

An incredible opportunity to own a thriving Airbnb with all furniture and furnishings included in Calgary's vibrant Downtown Beltline District! Bathed in natural sunlight, this stunning West-facing residence in the highly coveted, Colours by Battistella building effortlessly blends industrial style with contemporary elegance. Boasting 2 bedrooms and 1 bathroom, this unit features soaring 9-foot ceilings, polished concrete floors, and dramatic steel-framed floor-to-ceiling windows that frame incredible city views. The sleek kitchen is a delight with granite countertops and stainless-steel appliances, while conveniences such as in-suite laundry and central A/C ensure year-round comfort. As an established Airbnb property, this unit allows you to seamlessly take over the reins and continue reaping the rewards of this venture. Perfectly positioned in the vibrant Victoria Park neighborhood, you'll be just moments from downtown, Calgary Stampede Grounds, the Bow River, 17th Ave, and an array of Calgary's trendiest spots—including Starbucks, Ten Foot Henry, and Proof—plus endless dining, nightlife, and entertainment options, all with public transit at your doorstep.