



**GRASSROOTS**  
REALTY GROUP

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1801, 135 13 Avenue SW  
Calgary, Alberta

MLS # A2206764



**\$429,900**

|           |                                    |        |                   |
|-----------|------------------------------------|--------|-------------------|
| Division: | Beltline                           |        |                   |
| Type:     | Residential/High Rise (5+ stories) |        |                   |
| Style:    | Apartment-Single Level Unit        |        |                   |
| Size:     | 791 sq.ft.                         | Age:   | 2009 (16 yrs old) |
| Beds:     | 2                                  | Baths: | 1 full / 1 half   |
| Garage:   | Parkade, Titled                    |        |                   |
| Lot Size: | -                                  |        |                   |
| Lot Feat: | -                                  |        |                   |

|             |  |            |        |
|-------------|--|------------|--------|
| Heating:    | Baseboard  | Water:     | -      |
| Floors:     | Concrete   | Sewer:     | -      |
| Roof:       | -  | Condo Fee: | \$ 599 |
| Basement:   | -  | LLD:       | -      |
| Exterior:   | Concrete   | Zoning:    | CC-COR |
| Foundation: | -  | Utilities: | -      |
| Features:   | Granite Counters, Kitchen Island, Open Floorplan |            |        |

Inclusions: N/A

Searching for a downtown condo that delivers on style, space, and one of the best views in the city? Welcome to this standout 1 Bedroom + Den corner unit in Colours by Battistella — a modern high-rise known for its bold design and unbeatable location. Step inside and let the 180-degree city view steal the show. Floor-to-ceiling windows along two full walls flood the space with southeast sunlight all day long, creating an open, energizing vibe from the moment you walk through the door. The heart of the home is the sleek, open-concept kitchen, where granite countertops, stainless steel appliances, and a central island make everyday cooking feel a little more elevated. Whether you’re prepping dinner or hosting friends, the flow into the living area keeps everything connected and relaxed. Just off the kitchen is a 2-piece bathroom. Slide open the door to your private balcony — a quiet spot to start your morning with coffee or wind down while the city lights come to life. When it’s time to rest, the primary bedroom offers comfort and calm, framed by urban views and concrete accents that add a modern edge. Need space to work, create, or focus? The den is your flex space — perfect for a home office, art studio, or reading nook. The 4-piece bathroom is clean, modern, and just steps from both the bedroom and den. And with in-suite laundry, daily life stays simple and efficient. But there’s more — this unit includes a titled underground parking stall, giving you year-round convenience in the heart of the city. Located in the heart of Calgary, you’re just steps from 10th Ave, 17th Ave, Stampede Park, cafes, dining, shopping, and nightlife. Plus, Airbnb is permitted here, offering solid income potential for investors or those who love flexibility. If you’re ready to step into a downtown lifestyle with major style and

zero compromises &mdash; this is the one. Book your private showing today.