

\$349,880 - 1909, 135 13 Avenue Sw, Calgary

MLS® #A2254819

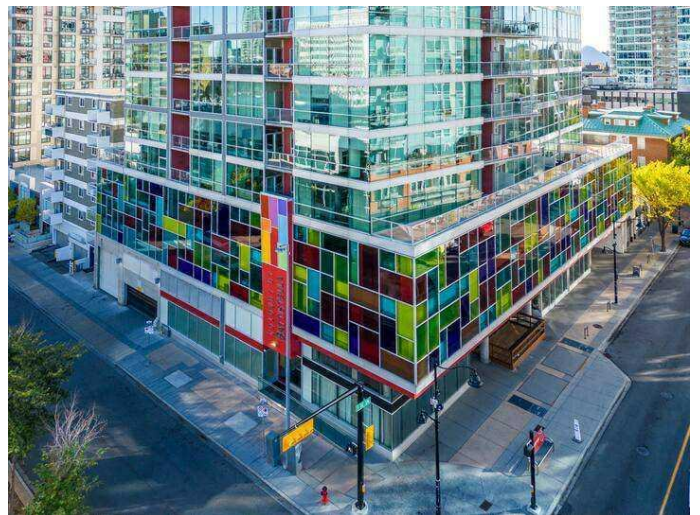
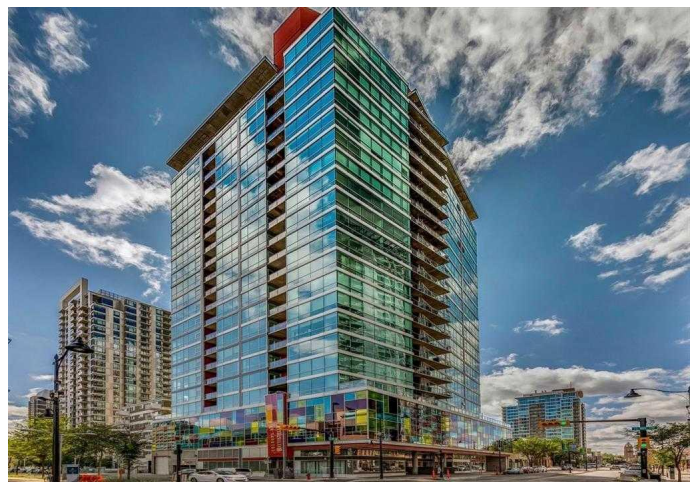
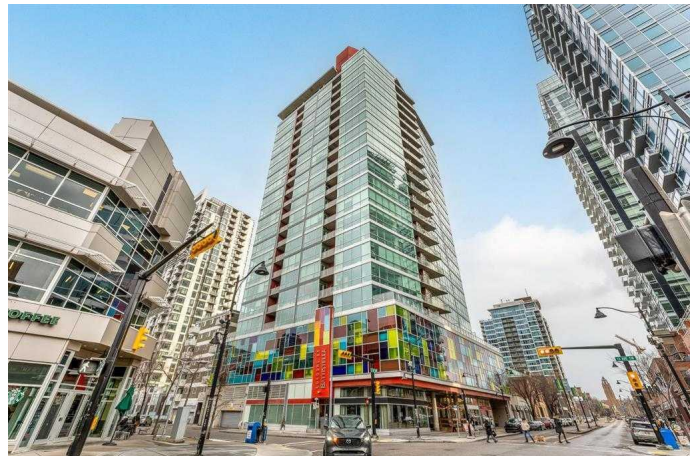
\$349,880

1 Bedroom, 1.00 Bathroom, 703 sqft

Residential on 0.00 Acres

Beltline, Calgary, Alberta

Spectacular Corner Unit with Unmatched Views in the Heart of Calgary! Welcome to your dream urban retreat in the sought-after Colours by Battistella—a sleek, all-concrete residential tower that blends modern living with unbeatable investment potential. Breathtaking South-Facing Views. This corner unit boasts panoramic floor-to-ceiling views of the iconic Calgary Tower and glittering city skyline. Whether you're sipping coffee at sunrise or enjoying a glass of wine at sunset offers stunning views of Calgary's vibrant downtown energy. Step into a bright, Open-Concept living and dining space flooded with natural light. The brand new Luxury Vinyl Plank Flooring (installed August 2025) adds warmth and elegance, while the freshly updated Kitchen Cabinet Doors (July 2024) complement the Granite Countertops and Stainless Steel Appliances—including a Brand New Dishwasher (August 2025). Comfort Meets Convenience. Enjoy the perks of In-suite Laundry, Central Air conditioning, and a Brand New Portable AC unit included with the sale. The unit also comes with 1 Titled Underground Parking stall, ensuring secure and hassle-free downtown living. Investment-Ready & Airbnb-Friendly Colours by Battistella. The building also features Secure Bike Storage and a welcoming 4th-floor communal terrace, perfect for entertaining or relaxing. Prime Location - Live steps away from Calgary's best restaurants, bars, and entertainment. You're



just minutes from the LRT, top-rated schools, the downtown core, and the lively 17th Avenue district. Whether you're a Young Professional, a First-time Buyer, or an Investor, this location checks every box. Well-Maintained & Move-In Ready. This unit has been lovingly cared for and is in excellent condition—ready for you to move in or start earning rental income immediately. This rare Corner Unit offers unbeatable Views, Modern Upgrades, and one of Calgary's most desirable buildings. Don't Miss Out! Experience the Colours lifestyle before it's gone!

Built in 2008

Essential Information

MLS® #	A2254819
Price	\$349,880
Bedrooms	1
Bathrooms	1.00
Full Baths	1
Square Footage	703
Acres	0.00
Year Built	2008
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

Community Information

Address	1909, 135 13 Avenue Sw
Subdivision	Beltline
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2R0W8

Amenities

Amenities	Elevator(s), Secured Parking
-----------	------------------------------

Parking Spaces	1
Parking	Underground

Interior

Interior Features	Open Floorplan
Appliances	Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer
Heating	Forced Air, Natural Gas
Cooling	Central Air
# of Stories	23

Exterior

Exterior Features	None
Construction	Concrete

Additional Information

Date Listed	September 6th, 2025
Days on Market	9
Zoning	CC-COR

Listing Details

Listing Office	Real Estate Professionals Inc.
----------------	--------------------------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.