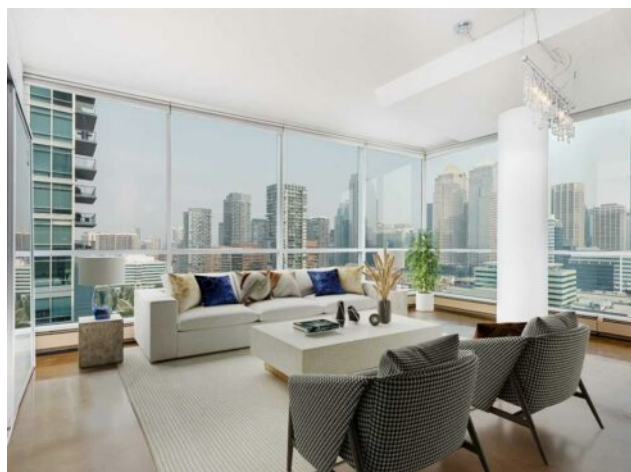


**1805, 135 13 Avenue SW  
Calgary, Alberta**

**MLS # A2230282**



**\$429,888**

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

<b>Heating:</b>	Baseboard	<b>Water:</b>	-
<b>Floors:</b>	Concrete	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 647
<b>Basement:</b>	None	<b>LLD:</b>	-
<b>Exterior:</b>	Metal Siding , Wood Frame	<b>Zoning:</b>	CC-COR
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	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 boasts sweeping, unobstructed views of Calgary's iconic skyline. With a coveted northwest-facing exposure—arguably the most desirable orientation in the building—you'll enjoy golden sunsets to the west and the dazzling lights of downtown at night, all from your living room, den, or private balcony. 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. Check out the floor plans & 3D tour!