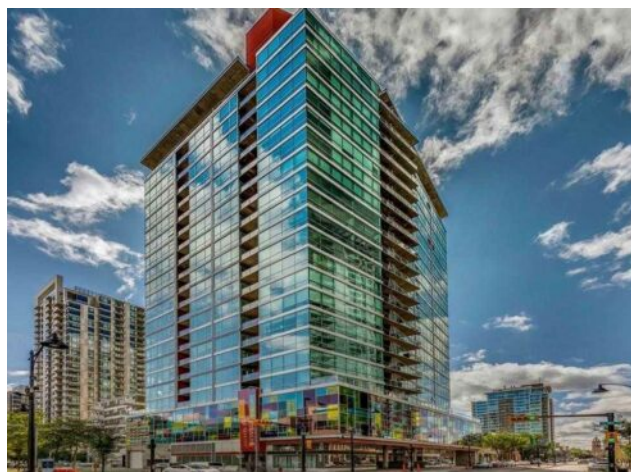


**1909, 135 13 Avenue SW
Calgary, Alberta**

MLS # A2254819



\$349,880

Division:	Beltline		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	703 sq.ft.	Age:	2008 (17 yrs old)
Beds:	1	Baths:	1
Garage:	Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Laminate	Sewer:	-
Roof:	-	Condo Fee:	\$ 527
Basement:	-	LLD:	-
Exterior:	Concrete	Zoning:	CC-COR
Foundation:	-	Utilities:	-
Features:	Open Floorplan		

Inclusions: N/A

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 is one of the few buildings in Calgary that permits short-term rentals, including Airbnb—making this a golden opportunity for investors or savvy homeowners looking to offset costs. 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 flexible rental options in one of Calgary's most desirable buildings. Don't Miss Out! Experience the Colours lifestyle before it's gone!