



# 135 13 Avenue Calgary Alberta

\$339,900

Enjoy urban living at its finest in the heart of downtown Calgary. This large 1 bedroom 1 bathroom condo in the sought after Colours by Battistella residence is move in ready. Walking distance to restaurants, transportation, and amenities. Upon entering the unit, you are met with copious amounts of light coming in through the large floor to ceiling windows. The laminate floors flow seamlessly throughout the entire unit. The primary bedroom can be found just off of the entrance with an updated 4 piece ensuite. The unit also has in suite laundry for added convenience. The kitchen comes well equipped with stainless steel appliances, granite countertops, and lots of cupboard space. Just off of the kitchen, you'll find a large den area perfect for a dining and living area. The East facing balcony boasts beautiful views of downtown Calgary. The unit is equipped with built in features for all of your storage needs. The property also comes with one titled underground parking stall in a convenient location. The building is in a great location close to amenities and transportation. Ideal for the professional or investor as the complex is Air BnB Friendly. The unit is move in ready and has been kept in pristine condition. Exceptional Value! (id:6769)

4pc Bathroom 8.58 Ft x 5.33 Ft  
Bedroom 9.67 Ft x 9.83 Ft  
Dining room 7.83 Ft x 12.67 Ft

Kitchen 9.25 Ft x 11.00 Ft  
Living room 17.58 Ft x 11.75 Ft

Listing Presented By:



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