



## 135 13 Avenue Calgary Alberta

\$375,000

\*\*\* OPEN HOUSE SUNDAY, DECEMBER 1 from 1:00-3:00PM! \*\*\* Welcome to unit #906 in the prestigious, AirBnB and pet friendly, "Colours By Battistella" building in the Beltline district, SW Calgary! This west-facing, 2 bedroom, 1 bathroom condominium boasts 689 square feet of living space and is equipped with a large balcony and one titled indoor parkade stall (+P3, #422). Noteworthy features here include: central air conditioning, in-suite laundry, granite countertops, stainless steel appliance package, gas BBQ hookup on the balcony, floor-to-ceiling windows, polished concrete floors, built-in office nook, newer washer and dryer, and fresh interior paint! Incredible city and mountain views from this 9th floor unit!! Amenities here include a communal outdoor patio (via 4th floor), and secured bicycle storage. Near to all amenities that inner-city Calgary has to offer! Don't miss out - call now! (id:6769)

4pc Bathroom 8.75 Ft x 5.33 Ft

Bedroom 10.25 Ft x 12.00 Ft

Primary Bedroom 9.58 Ft x 11.83 Ft

Kitchen 13.58 Ft x 10.58 Ft

Living room 13.42 Ft x 12.83 Ft

Listing Presented By:



Originally Listed by:  
MaxWell Capital Realty

**RE/MAX Realty Professionals**

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