

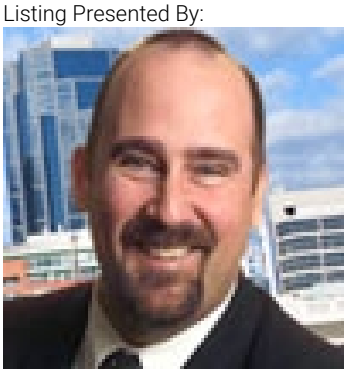
135 13 Avenue Calgary Alberta

$374,999

Welcome to urban living at its best in the vibrant Colours by Battistella building in the heart of Calgary. This stylish two bedroom, two bathroom sub-penthouse condo offers a bright south-east facing balcony that fills the space with natural light and provides partial views toward the iconic Stampede Park. Designed for both comfort and functionality, the unit features in-suite laundry, convenient in-suite storage, and an open-concept living area perfect for entertaining or relaxing after a busy day. The modern kitchen flows seamlessly into the living and dining space, while the well-separated bedrooms provide privacy for residents or guests. The home also includes a titled parking stall, a valuable convenience for downtown living. Located just steps from the energy of 17th Avenue SW, you'll enjoy easy access to some of Calgary's best restaurants, cafes, boutiques, and nightlife. Outdoor enthusiasts will appreciate the proximity to the Elbow River Pathway system for walking and cycling, while commuters benefit from quick connections to downtown and nearby Scotiabank Saddledome and the Calgary Stampede grounds. Adding to its appeal, the building is Airbnb-friendly, offering excellent flexibility for investors or owners looking for short-term rental potential. Whether you're a first-time buyer, investor, or someone seeking a vibrant inner-city lifestyle, this condo delivers the perfect combination of location, convenience, and modern downtown living. (id:6769)

4pc Bathroom 5.58 Ft x 8.67 Ft
Primary Bedroom 12.25 Ft x 9.42 Ft
Kitchen 17.33 Ft x 9.92 Ft
Living room 16.75 Ft x 10.58 Ft
Bedroom 8.92 Ft x 11.33 Ft
3pc Bathroom 9.08 Ft x 7.42 Ft

Listing Presented By:



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CIR Realty

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