



## 135 13 Avenue Calgary Alberta

\$465,000

Nestled in the heart of Beltline is a stunning sixteenth-floor, two-bedroom, open-concept corner unit in Colours by Batistella. Enjoy the modern, industrial epoxy-coated concrete flooring combined with the expansive views of the city overlooking downtown from every window and nearly every room. A balcony is also accessed by one of the bedrooms, where you can relax in serene privacy. The kitchen is the finishing touch, with stone countertops and an efficient workstation layout. This building offers several amenities, including central AC, bike storage, and a community garden. This building is excellent for savvy investors, too, since short-term rentals are permitted! The Beltline can't be beaten, situated in the middle of everything on First Street, with 17th Avenue a few blocks away, along with river pathways, the Elbow River, downtown and all that it offers, with easy access to everything you could need. Having titled underground parking becomes the cherry on top. Come see this beltline condo for yourself-you'll love living here! (id:6769)

2pc Bathroom 5.17 Ft x 7.00 Ft

4pc Bathroom 8.75 Ft x 5.58 Ft

Bedroom 9.92 Ft x 10.00 Ft

Kitchen 11.08 Ft x 9.00 Ft

Living room 14.92 Ft x 15.33 Ft

Primary Bedroom 15.08 Ft x 9.33 Ft

Listing Presented By:



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<https://www.calgaryhomerealty.ca/>

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