

135 13 Avenue Calgary Alberta

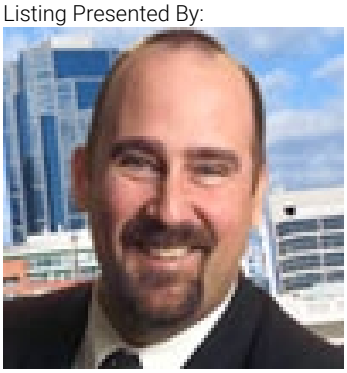
$618,000

A RARE TWO-STOREY PENTHOUSE WITH SPECTACULAR DOWNTOWN VIEWS! Experience elevated urban living in this stunning penthouse occupying the TOP TWO FLOORS of the iconic Colours by Battistella building! Offering 1130sf of beautifully designed living space, an incredible 150sf PRIVATE TERRACE, and panoramic views of Calgary's downtown skyline, and the added flexibility of a SHORT-TERM RENTAL being allowed in the building, this exceptional residence is anything but your typical downtown condo!The main level features a bright, open-concept living and dining area alongside a well-appointed kitchen complete with beautiful STONE COUNTERTOPS, a GAS COOKTOP, and an ICE MAKER. A full bathroom on this level adds extra convenience. Step outside onto your expansive private terrace - offering the perfect setting to entertain, unwind, or simply take in the breathtaking city views.Upstairs, you'll find two spacious bedrooms and a spectacular ensuite bathroom, creating a wonderful separation between the main living and sleeping areas. The primary suite is a true retreat, featuring a generous WALK-IN CLOSET and a stunning ensuite with stone countertops and a built-in JACUZZI-STYLE AIR JET SOAKER TUB positioned beside the windows, allowing you to relax in the bath while enjoying panoramic views of the city! Upper floor IN-SUITE LAUNDRY complete this 2nd level.Additional highlights include CENTRAL AIR CONDITIONING, high-end furnishings throughout, approximately $12,000 in MOTORIZED SMART BLINDS with blackout functionality in the primary bedroom, abundant in unit storage, and TWO TITLED PARKING STALLS in the FULLY ENCLOSED, SECURED & HEATED PARKADE.To top it off, this property is being SOLD FULLY FURNISHED! Currently set up as an Airbnb, this exceptional residence offers incredible flexibility for buyers looking for a completely move-in-ready downtown home, a furnished long-term rental, or ...

Primary Bedroom 13.25 Ft x 14.92 Ft
Other 6.33 Ft x 8.33 Ft
Bedroom 11.42 Ft x 8.33 Ft
4pc Bathroom 9.25 Ft x 11.50 Ft

Dining room 9.17 Ft x 15.17 Ft
Kitchen 11.08 Ft x 8.75 Ft
Living room 15.00 Ft x 11.75 Ft
4pc Bathroom 5.58 Ft x 8.58 Ft

Listing Presented By:



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