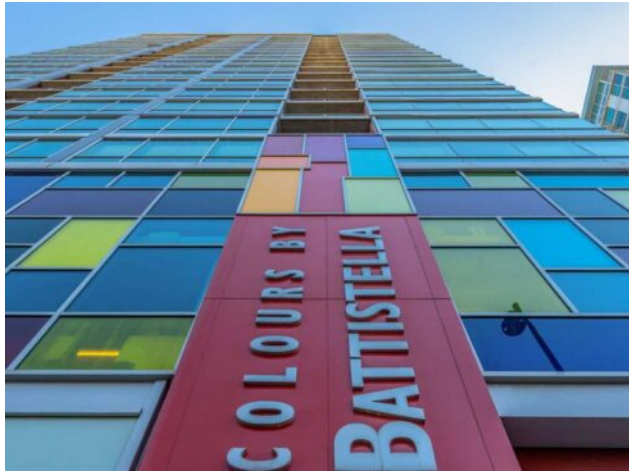


2010, 135 13 Avenue SW
 Calgary, Alberta

MLS # A2307568



\$349,000

Division:	Beltline		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	690 sq.ft.	Age:	2008 (18 yrs old)
Beds:	1	Baths:	1
Garage:	Heated Garage, Parkade, Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Hot Water	Water:	-
Floors:	Concrete	Sewer:	-
Roof:	-	Condo Fee:	\$ 531
Basement:	-	LLD:	-
Exterior:	Concrete, Metal Siding	Zoning:	CC-COR
Foundation:	-	Utilities:	-
Features:	Built-in Features		

Inclusions: n/aq

Urban living with views from the 20th floor of Colours by Battistella. This spacious one-bedroom condo offers a bright, open layout with floor-to-ceiling windows, polished concrete floors, 9-foot ceilings, central A/C, in-suite laundry, and titled parking. The kitchen features stainless steel appliances, granite countertops, contemporary flat-panel cabinetry, and a central island that flows naturally into the living area. Sliding glass doors lead to the bedroom, complete with a custom closet and a clean loft-inspired feel. Enjoy your private balcony with city views and a gas line for BBQing. Located in the heart of the Beltline, just steps to 1st Street SW, 17th Avenue, downtown, Stampede Park, river pathways, fitness studios, coffee shops, restaurants, and everyday amenities. A stylish, low-maintenance inner-city home in one of Calgary's most walkable communities.