



THE
A-TEAM

**RE/MAX
FIRST**

135 13 Avenue #508, Calgary T2R0W8

MLS®#: **A2143933**

Area: **Beltline**

Listing Date: **06/25/24**

List Price: **\$369,900**

Status: **Active**

County: **Calgary**

Change: **-\$30k, 25-Jun**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Apartment**
City/Town: **Calgary**
Year Built: **2009**

Finished Floor Area

Abv Sqft: **645**

Low Sqft:

Ttl Sqft: **645**

Lot Information

Lot Sz Ar:

Lot Shape:

DOM

5

Layout

Beds: **1 (1)**

Baths: **1.0 (1 0)**

Style: **Apartment**

Parking

Ttl Park: **1**

Garage Sz:

Access:

Lot Feat:

Park Feat: **Parkade, Underground**

Utilities and Features

Roof:
Heating: **Forced Air**
Sewer:
Ext Feat: **Balcony**

Construction: **Concrete, Glass**
Flooring: **Concrete**
Water Source:
Fnd/Bsmt:

Kitchen Appl: **Dishwasher, Dryer, Microwave, Range Hood, Refrigerator, Stove(s), Washer, Window Coverings**
Int Feat: **High Ceilings, Open Floorplan, Walk-In Closet(s)**
Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Living Room	Main	15`2" x 16`0"	Kitchen With Eating Area	Main	10`4" x 7`0"
Office	Main	2`0" x 5`3"	Bedroom - Primary	Main	10`7" x 9`9"
Laundry	Main	5`9" x 7`11"	5pc Ensuite bath	Main	9`1" x 7`11"
Entrance	Main	4`0" x 9`8"	Balcony	Main	7`9" x 8`11"

Legal/Tax/Financial

Condo Fee:
\$465

Title:
Fee Simple

Zoning:
CC-COR

Fee Freq:
Monthly

Legal Desc: **0910028**

Remarks

Pub Rmks: **This downtown 1 bed, 1 bath condo boasts amazing city views is ideal for first-time buyers and investors. Located in the vibrant Colours by Batistella building, it's just moments from the bustling city center. The open-plan kitchen and living area with balcony access is perfect for entertaining. A built-in desk provides a convenient home office space. The bedroom features stunning views, a walk-in closet/laundry room, and a 5-piece ensuite bathroom. Enjoy proximity to restaurants, shopping, gyms, and the beautiful Elbow River, with Lindsay Park just a few blocks away.**

Inclusions: **none**
Property Listed By: **eXp Realty**

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123











