

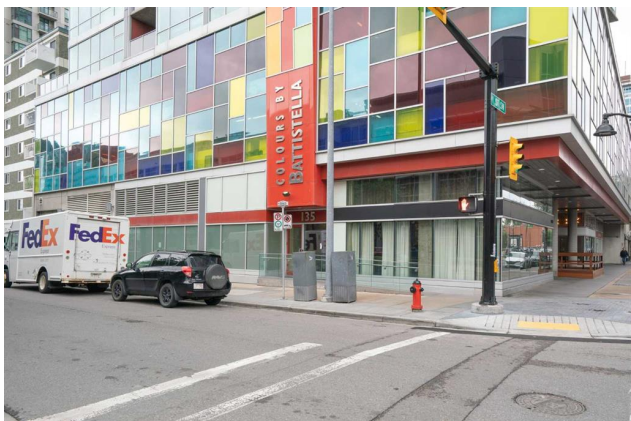


THE
A-TEAM

**RE/MAX
FIRST**

135 13 Avenue #707, Calgary T2R0W8

MLS® #: **A2163333** Area: **Beltline** Listing Date: **09/16/24** List Price: **\$364,900**
 Status: **Active** County: **Calgary** Change: **-\$5k, 06-Nov** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Apartment**
 City/Town: **Calgary**
 Year Built: **2010**

Lot Information

Lot Sz Ar:
 Lot Shape:

Access:
 Lot Feat:
 Park Feat:

Finished Floor Area
 Abv Sqft: **661**
 Low Sqft:
 Ttl Sqft: **661**

Parkade, Underground

DOM

96
Layout
 Beds: **2 (2)**
 Baths: **1.0 (1 0)**
 Style: **Apartment**

Parking

Ttl Park: **1**
 Garage Sz: **1**

Utilities and Features

Roof:
 Heating: **Baseboard, Hot Water**
 Sewer:
 Ext Feat: **Courtyard**

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

Kitchen Appl: **Dishwasher, Electric Stove, Garage Control(s), Microwave Hood Fan, Washer/Dryer Stacked, Window Coverings**
 Int Feat: **Granite Counters, High Ceilings, No Animal Home, No Smoking Home, Open Floorplan**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
4pc Bathroom	Main	8`10" x 5`6"	Bedroom - Primary	Main	9`8" x 11`1"
Kitchen	Main	13`8" x 10`5"	Living Room	Main	13`7" x 11`3"
Bedroom	Main	10`5" x 11`2"			

Legal/Tax/Financial

Condo Fee: **\$477** Title: **Fee Simple** Zoning: **CC-COR**
 Fee Freq:

Legal Desc:

0910028

Monthly

Remarks

Pub Rmks:

Welcome to urban living at its finest in this stylish 2-bedroom, 1-bathroom condo located in the vibrant Beltline district. Situated in the coveted Colours by Battistella building, this unit offers an unbeatable combination of breathtaking city and mountain views, modern amenities, and an ideal location just steps away from the best Calgary has to offer. Step into the open-concept layout, where floor-to-ceiling windows flood the living space with natural light, highlighting the polished concrete floors and contemporary finishes. The sleek kitchen featuring stainless steel appliances, granite countertops, as well as stunning views. A built-in office nook adds a practical touch for those who work from home, while the primary bedroom impresses with expansive windows, an oversized closet, separate in-suite laundry, and a 4-piece ensuite with a stand-up shower soaker tub combo, and stone countertops. This pet-friendly (with board approval) building offers a range of amenities, including central air conditioning, a communal patio, secure bike storage, and titled underground parking to keep your vehicle safe year-round. Whether you're a first-time homebuyer or investor (Airbnb-friendly), this condo provides an incredible opportunity for both personal use and rental income. Nestled in the heart of Calgary's sought-after Beltline, you'll enjoy the convenience of being within walking distance of 17th Avenue's eclectic dining, shopping, and nightlife scene, as well as the C-Train, Stampede Park, and the beautiful Elbow River pathways. Stay active with nearby gyms, the MNP Sports Centre, and tennis courts, while future connectivity to the Green Line's Centre Street South station ensures easy access to the rest of the city. Don't miss the chance to make this modern, centrally-located condo your new urban oasis! Schedule your viewing today and experience the best of Beltline living.

Inclusions:

NA

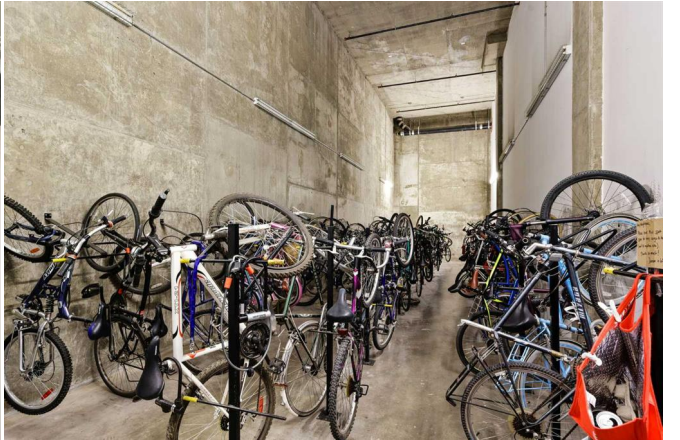
Property Listed By:

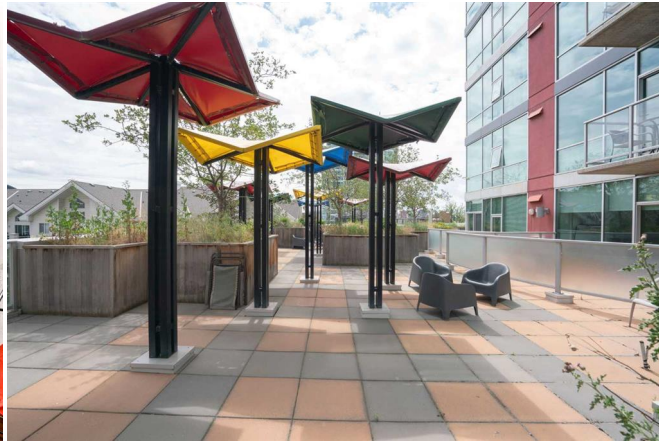
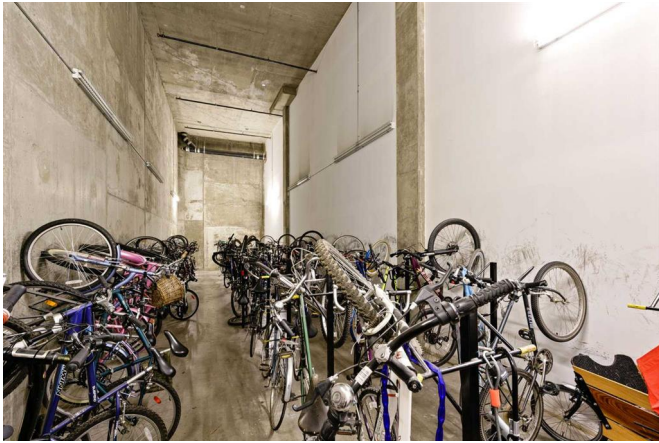
Real Broker

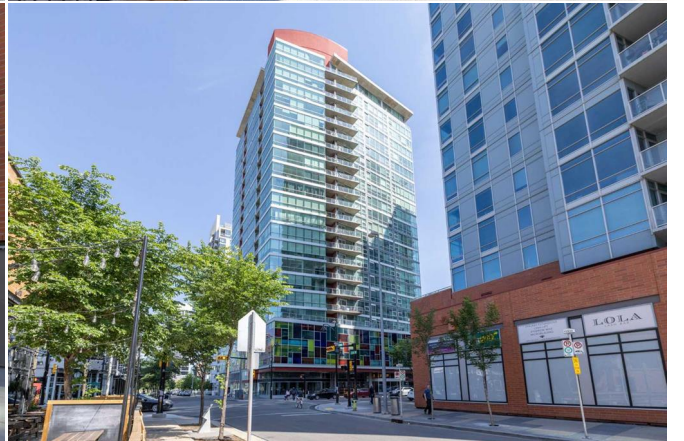
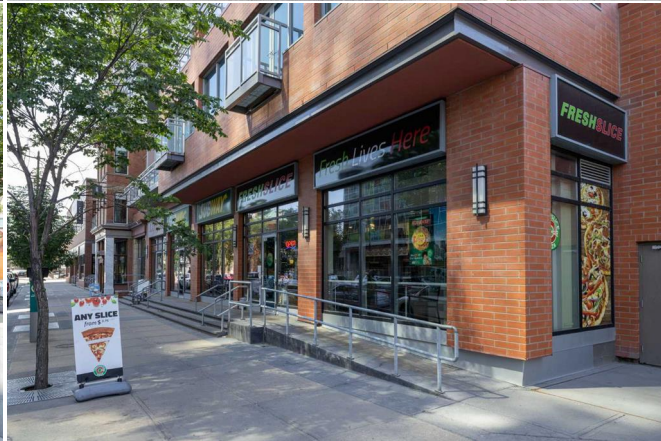
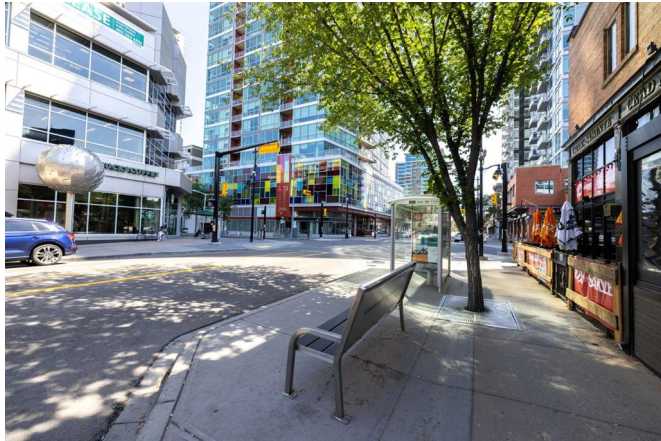
TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123





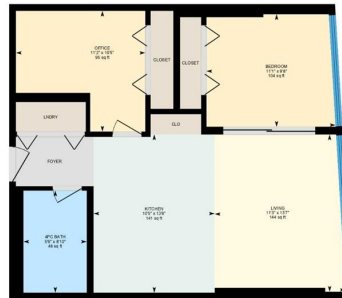






707-135 13 Ave SW, Calgary, AB

Main Floor - 516sq/ Area 081 07 sq ft



0 3 6 9

PHOTONIC 2024/05/14

White regions are excluded from total floor area in KAREE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.

