



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**135 13 Avenue #1601, Calgary T2R 0W8**

MLS®#: **A2169262**

Area: **Beltline**

Listing Date: **09/27/24**

List Price: **\$393,500**

Status: **Pending**

County: **Calgary**

Change: **+\$10k, 01-Nov**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Apartment**  
City/Town: **Calgary**  
Year Built: **2008**

Lot Information

Lot Sz Ar:  
Lot Shape:

Finished Floor Area

Abv Sqft: **804**  
Low Sqft:  
Ttl Sqft: **804**

DOM

**54**  
Layout  
Beds: **2 (2 )**  
Baths: **1.5 (1 1)**  
Style: **Apartment**

Parking

Ttl Park: **1**  
Garage Sz:

Access:

Lot Feat:  
Park Feat: **Parkade,Stall,Titled,Underground**

Utilities and Features

Roof:  
Heating: **Baseboard**  
Sewer:  
Ext Feat: **Balcony**

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

Kitchen Appl: **Dishwasher,Electric Stove,Range Hood,Refrigerator,Washer/Dryer**  
Int Feat: **Kitchen Island,Stone Counters**  
Utilities:

Room Information

| Room                | Level       | Dimensions            | Room                     | Level       | Dimensions          |
|---------------------|-------------|-----------------------|--------------------------|-------------|---------------------|
| <b>2pc Bathroom</b> | <b>Main</b> | <b>5`2" x 7`0"</b>    | <b>4pc Bathroom</b>      | <b>Main</b> | <b>8`9" x 5`7"</b>  |
| <b>Bedroom</b>      | <b>Main</b> | <b>9`11" x 10`0"</b>  | <b>Kitchen</b>           | <b>Main</b> | <b>11`1" x 9`0"</b> |
| <b>Living Room</b>  | <b>Main</b> | <b>14`11" x 15`4"</b> | <b>Bedroom - Primary</b> | <b>Main</b> | <b>15`1" x 9`4"</b> |

Legal/Tax/Financial

Condo Fee:  
**\$686**

Title: **Fee Simple**  
Fee Freq:

Zoning: **CC-COR**

Monthly

Legal Desc: 0910028

Remarks

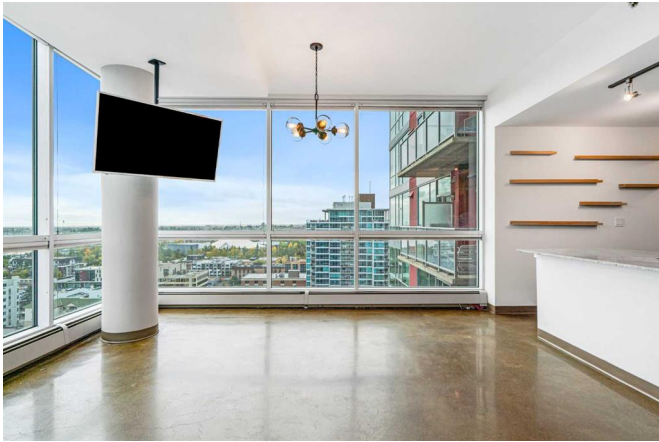
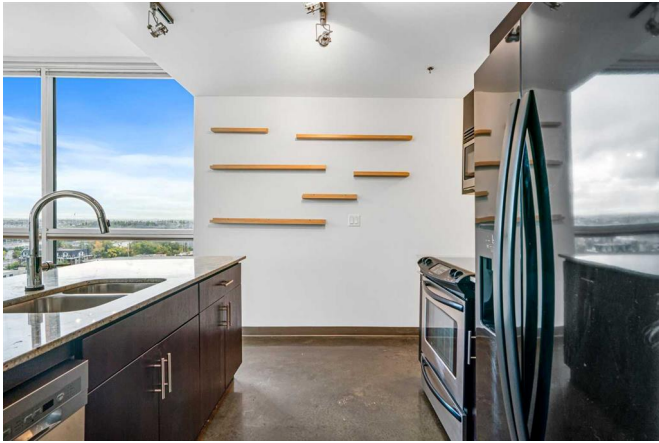
Pub Rmks: **Nestled in the heart of Beltline is a stunning sixteenth-floor, two-bedroom, open-concept corner unit in Colours by Battistella. Enjoy the modern, industrial epoxy-coated concrete flooring combined with the expansive views of the city overlooking downtown from every window and nearly every 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!**

Inclusions: N/A  
Property Listed By: One Percent Realty

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



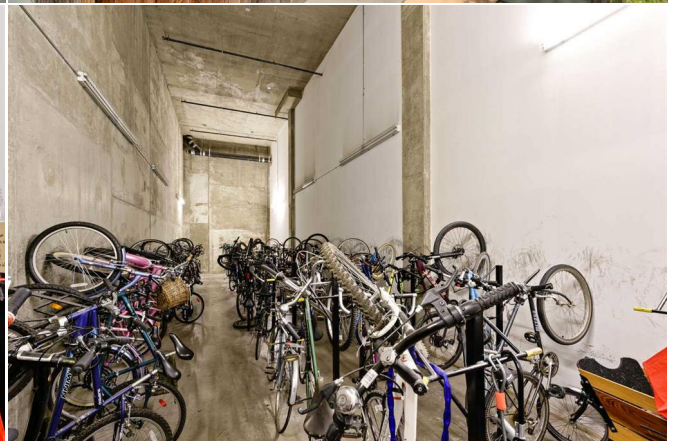
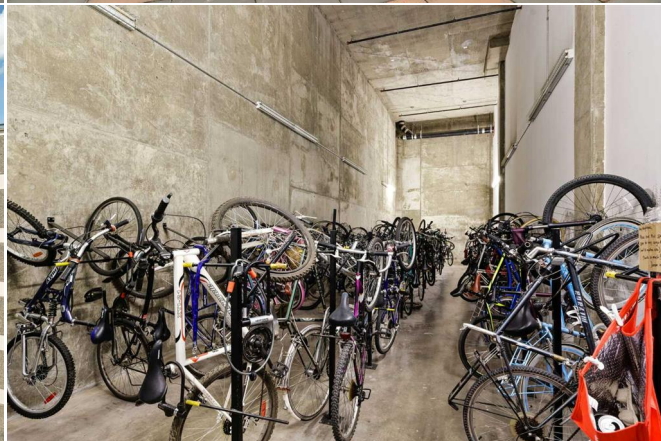
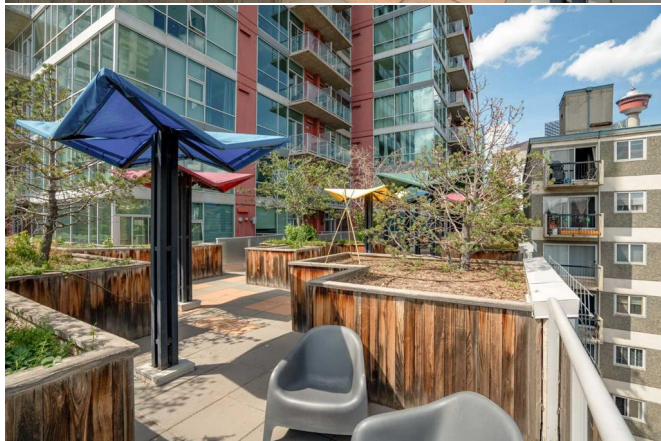
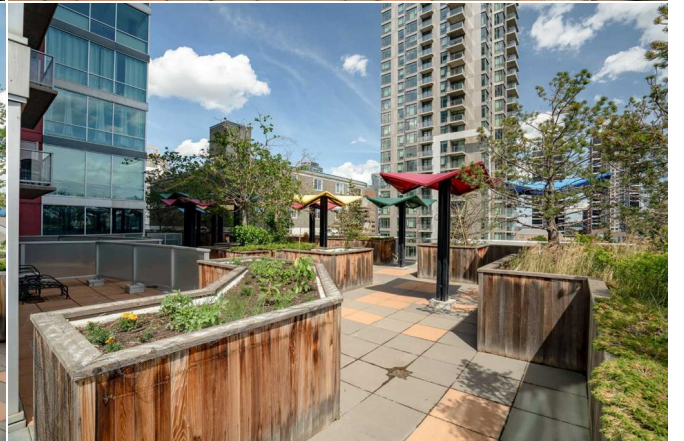
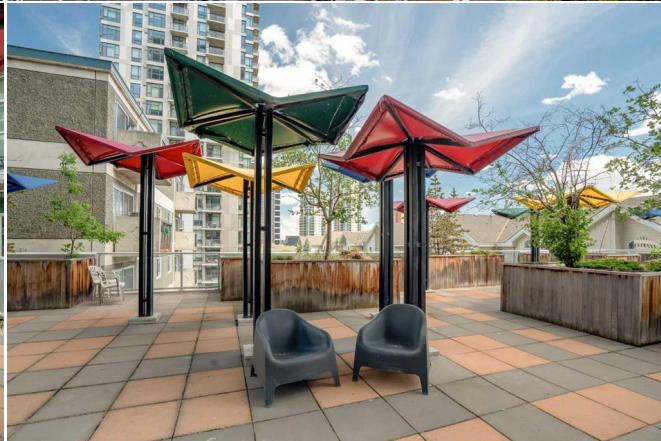
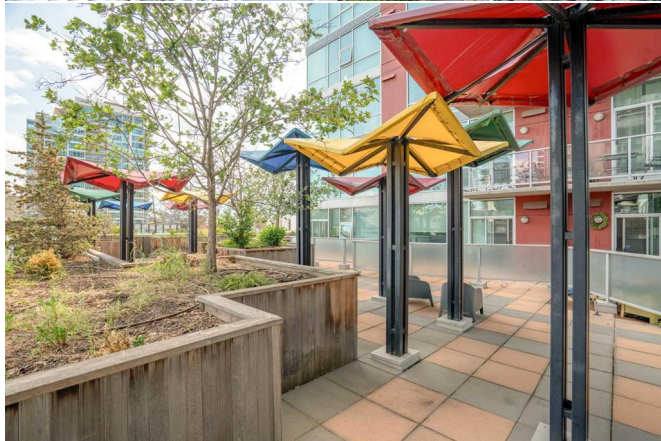














1601-135 13 Ave SW, Calgary, AB

Main Floor Interior Area 854.65 sq ft



PREPARED: 2024/02/27



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