



THE
A-TEAM

**RE/MAX
FIRST**

135 13 Avenue #906, Calgary T2R 0B7

MLS®#: **A2180035**

Area: **Beltline**

Listing Date: **11/21/24**

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

Status: **Pending**

County: **Calgary**

Change: **-\$5k, 09-Jan**

Association: **Fort McMurray**



General Information

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

Finished Floor Area

Abv Sqft: **689**
Low Sqft:
Ttl Sqft: **689**

DOM

62
Layout
Beds: **2 (2)**
Baths: **1.0 (1 0)**
Style: **High-Rise (5+)**

Lot Information

Lot Sz Ar:
Lot Shape:

Parking

Ttl Park: **1**
Garage Sz:

Access:

Lot Feat:

Park Feat:

Enclosed,Heated Garage,Insulated,Off Street,Parkade,Secured,See Remarks,Stall,Titled

Utilities and Features

Roof:
Heating: **Baseboard**
Sewer:
Ext Feat: **Balcony,BBQ gas line**

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

Kitchen Appl: **Central Air Conditioner,Dishwasher,Electric Oven,Electric Stove,Microwave Hood Fan,Refrigerator,Washer/Dryer,Window Coverings**
Int Feat: **Elevator,Granite Counters,Open Floorplan,Separate Entrance,Stone Counters**
Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
4pc Bathroom	Main	8`9" x 5`4"	Bedroom	Main	10`3" x 12`0"
Bedroom - Primary	Main	9`7" x 11`10"	Kitchen	Main	13`7" x 10`7"
Living Room	Main	13`5" x 12`10"			

Legal/Tax/Financial

Condo Fee:
\$512

Title: **Fee Simple**
Fee Freq:

Zoning: **CC-COR**

Monthly

Legal Desc: 0910028

Remarks

Pub Rmks: **Welcome to unit #906 in the prestigious, AirBnB and pet friendly, "Colours By Battistella" building in the Beltline district, SW Calgary! This west-facing, 2 bedroom, 1 bathroom condominium boasts 689 square feet of living space and is equipped with a large balcony and one titled indoor parkade stall (+P3, #422). Noteworthy features here include: central air conditioning, in-suite laundry, granite countertops, stainless steel appliance package, gas BBQ hookup on the balcony, floor-to-ceiling windows, polished concrete floors, built-in office nook, newer washer and dryer, and fresh interior paint! Incredible city and mountain views from this 9th floor unit!! Amenities here include a communal outdoor patio (via 4th floor), and secured bicycle storage. Near to all amenities that inner-city Calgary has to offer! Don't miss out - call now!**

Inclusions: N/A

Property Listed By: **MaxWell Capital Realty**

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









