

135 13 Avenue #906, Calgary T2R 0B7

MLS®#: **A2180035** Area: **Beltline** Listing Date: **11/21/24** List Price: **\$375,000**
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

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

Lot Information

Lot Sz Ar:
 Lot Shape:

Access:
 Lot Feat:
 Park Feat:

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

Finished Floor Area

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

DOM

30
Layout
 Beds: **2 (2)**
 Baths: **1.0 (1 0)**
 Style: **High-Rise (5+)**

Parking

Ttl Park: **1**
 Garage Sz:

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

Room	Level	Dimensions	Room	Level	Dimensions
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** Zoning: **CC-COR**
 Fee Freq:

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









