



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**135 13 Avenue #403, Calgary T2R 0W8**

MLS® #: **A2198764**

Area: **Beltline**

Listing Date: **03/06/25**

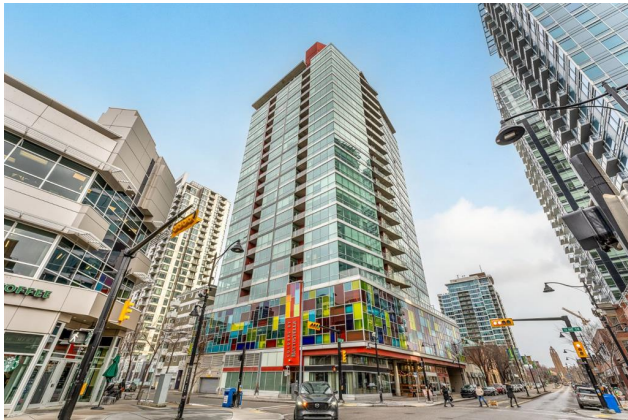
List Price: **\$369,900**

Status: **Pending**

County: **Calgary**

Change: **None**

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: **615**  
Low Sqft:  
Ttl Sqft: **615**

DOM

**42**

Layout

Beds: **1 (1 )**  
Baths: **1.0 (1 0)**  
Style: **Apartment-Single Level Unit**

Access:  
Lot Feat:  
Park Feat:

**Parkade,Stall**

Parking

Ttl Park: **1**  
Garage Sz:

Utilities and Features

Roof: **Tar/Gravel**  
Heating: **Baseboard**  
Sewer:  
Ext Feat: **Balcony**

Construction: **Concrete,Metal Siding ,Stucco**  
Flooring: **Concrete**  
Water Source:  
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Electric Range,Microwave,Range,Refrigerator,Washer/Dryer Stacked**  
Int Feat: **Granite Counters,High Ceilings**  
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
<b>4pc Bathroom</b>	<b>Main</b>	<b>8`7" x 5`7"</b>	<b>Den</b>	<b>Main</b>	<b>10`2" x 9`4"</b>
<b>Kitchen</b>	<b>Main</b>	<b>15`1" x 10`10"</b>	<b>Living Room</b>	<b>Main</b>	<b>13`1" x 11`6"</b>
<b>Bedroom - Primary</b>	<b>Main</b>	<b>9`11" x 9`2"</b>			

Legal/Tax/Financial

Condo Fee:  
**\$477**

Title:  
**Fee Simple**

Zoning:  
**CC-COR**

Legal Desc:	0910028	Fee Freq: Monthly	Remarks
Pub Rmks:	<p>Explore a premium opportunity to live or invest in this lucrative inner city district. Centrally located in the heart of the Beltline, this stunning unit offers an indulgent lifestyle surrounded by countless local amenities and urban attractions. Colours by Battistella is a contemporary condo building known for its iconic multicolour facade, injecting a burst of personality into the surrounding community of eclectic high-rises and retail options. This 1 bed (+ den) 1 bath, south-facing unit is illuminated by natural light from its floor to ceiling windows, which work in tandem with an open concept layout and high ceilings in the main living area to give an even bigger sense of space. Step inside and follow immaculate concrete floors that carry on throughout the unit. The large kitchen area includes stainless steel appliances, granite countertops, and ample cabinetry for optimal storage and organization. A bright living room provides access to the large private balcony, the perfect place to relax and take in epic views of the Calgary tower and city skyline. Back inside you can find the spacious bedroom with a sizeable closet, which shares the favourable view and endless streams of sunlight with the adjacent balcony. At the front of the unit, a versatile den area can easily be converted to fit your unique lifestyle needs; whether that be a home office, gym or guest space. A full bathroom and convenient in-suite laundry located by the entrance complete the unit. This is an incredible opportunity to own in the Uptown District; known for its proximity to the hustle and bustle of city life, while still scattered with greenspaces and an abundance of natural landscapes. Relish in all of the perks that come with a professionally managed condo building, including secure parking for residents and an exclusive outdoor amenity deck located on the same floor as the unit. Ideally situated in a pedestrian focused neighbourhood, with the additional ability to commute anywhere in minutes thanks to the nearby 12 Avenue Cycle Network and access to major thoroughfares. Visit trendy boutiques, top-rated restaurants, and charming coffeeshops mere steps from your front door, and be part of the city's vibrant culture.</p>		
Inclusions:	N/A		
Property Listed By:	CIR Realty		

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

