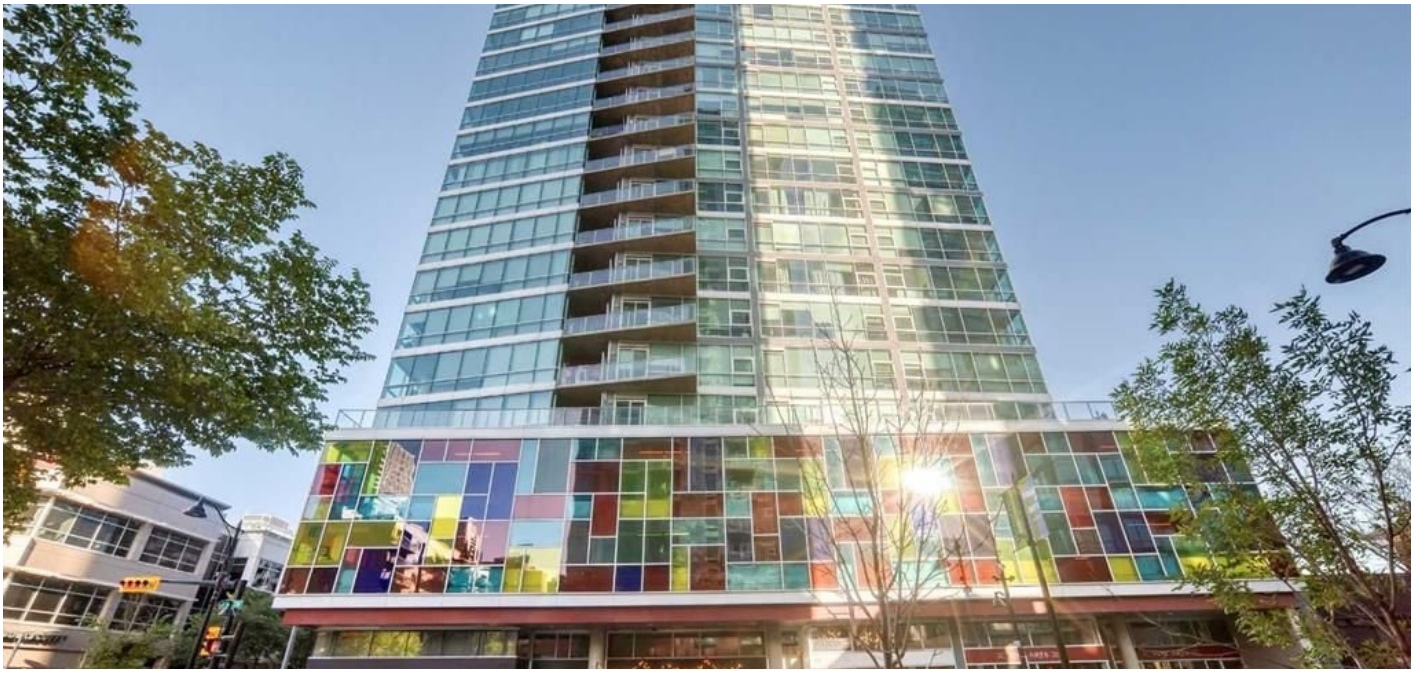
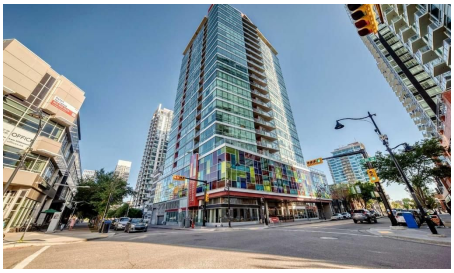
1007 135 13 Avenue SW

Calgary | Active | MLS® A2346529

$349,900









Bedrooms	Bathrooms	Year Built	Living area
2	**1**	**2008**	**670 sq. ft.**

Your next move starts with a conversation.

403-830-5152 | tiwana@maltiwana.ca

Listed by CIR Realty

A closer look

Welcome to Colours by Battistella, where modern design, downtown convenience, and exceptional income potential come together. This beautifully appointed 2-bedroom, 1-bathroom condo features a bright, open concept layout with a versatile flex space, floor-to-ceiling windows, and panoramic downtown views.
Inside, you'll find a sleek contemporary design complemented by stainless steel appliances, granite countertops, in-suite laundry, central heating and air conditioning, and an abundance of natural light. The building also offers secured bicycle storage, titled underground parking, and access to a private terrace.Located in the heart of Victoria Park, you are surrounded by some of Calgary's best restaurants, cafes, pubs, food halls, fitness facilities, tennis courts, and everyday amenities. The Downtown Core, 17th Avenue, CTrain stations, and MNP Sports Centre are all within an easy 10-minute walk.With the future Green Line's Centre Street South station planned just two blocks away, this location offers exceptional connectivity and long-term appeal.
Perfect for first-time buyers, investors, including short-term rental, or urbanites, it delivers modern inner-city living at its absolute finest.

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2346529
Bedrooms	2
Bathrooms	1
Year Built	2008
Property Type:	Residential
Property Sub Type:	Apartment
Condo Type:	Conventional Condo
Transaction Type:	For Sale
Suite:	No
Num Legal Suites:	0
Num Illegal Suites:	0
Home Style:	Apartment-Single Level Unit
Total Living Area:	670 sq. ft.
Main Level Finished Area:	670 sq. ft.

Condo Fee:	$506.70
Condo Fee Includes:	Caretaker, Common Area Maintenance, Heat, Parking, Professional Management, Reserve Fund Contributions, Sewer, Trash, Water
Acreage:	No
Front Exposure:	West
Unit Exposure:	West
Floor Location:	Other
Entry Level:	10
Stories Total:	22
Levels:	Single Level Unit
End Unit:	2+ Common Walls
Total Rooms Above Grade:	4
Year built:	2008 (Age: 18)
Bedrooms:	2 (Above Grd: 2)
Bedrooms Above Grade:	2
Bedrooms On Main:	2
Bedrooms Below Grade:	0
Bathrooms:	1.0 (Full:1, Half:0)
Num Ensuite Baths:	0
Plan:	0910028;76
Heating:	Baseboard
New Constr.:	No
Construction Material:	Wood Frame
Structure Type:	High Rise (5+ stories)
Ensuite:	No
Flooring:	Concrete

Cooling:	Central Air
Fireplaces:	0
Garage:	No
Garage Spaces:	1
Parking:	Parkade
Parking Places:	1
Parking Total/Covered:	1 / -
Laundry Features:	In Unit
Condo Fee Frequency:	Monthly
City Quadrant:	Southwest
Condo Name:	Colours
Community:	Beltline
Amenities:	Other
Appliances:	Dishwasher, Electric Stove, Refrigerator, Washer/Dryer
Inclusions:	n/a
Restrictions:	Pet Restrictions or Board approval Required
Pets Allowed:	Restrictions
Main Floor	Living Room · 13'7" × 11' ·
Main Floor	Kitchen · 13'10" × 10'7" ·
Main Floor	Bedroom - Primary · 11'1" × 9'8" ·
Main Floor	Bedroom · 11'2" × 7' ·
Main Floor	Laundry · 6' × 2'7" ·
Title to Land:	Fee Simple
Community Features:	Other
Interior Features:	Built-in Features
Exterior Features:	Other

Patio And Porch Features:	None
Num. of Parcels:	0
Region:	Calgary
Zone:	CAL Zone CC
Zoning:	CC-COR
Listed Date:	Sep 18, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/1007-135-13-avenue-sw-calgary-a2346529/

Tiwana Team | 403-830-5152 | tiwana@maltiwana.ca

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Prepared November 23, 2026. Listing details and availability may change. This brochure is not a contract. Contact the Tiwana Team for current information.