# 1810 135 13 Avenue SW

Calgary | Active | MLS® A2349668

**$289,900**









| Bedrooms | Bathrooms | Year Built | Living area |
|---|---|---|---|
| **1** | **1** | **2009** | **700 sq. ft.** |

## Your next move starts with a conversation.

**403-830-5152 | tiwana@maltiwana.ca**

Listed by LPT Realty

# A closer look

An incredible opportunity to own a stylish and beautifully appointed residence in Calgary’s vibrant Downtown Beltline District! Bathed in natural morning sunlight, this stunning east-facing unit in the highly coveted Colours by Battistella building effortlessly blends industrial style with contemporary elegance. Boasting 1 bedroom and 1 bathroom, this thoughtfully designed unit features soaring 9-foot ceilings, polished concrete floors, and dramatic steel-framed floor-to-ceiling windows that showcase impressive city views. The sleek kitchen is a delight, complete with granite countertops and stainless-steel appliances, while conveniences such as in-suite laundry and central A/C provide year-round comfort. Perfectly positioned in the vibrant Victoria Park neighbourhood, you’ll be just moments from downtown, the Calgary Stampede Grounds, the Bow River, 17th Avenue, and an array of Calgary’s trendiest spots-including Starbucks, Ten Foot Henry, and Proof. Enjoy endless dining, nightlife, entertainment, and shopping options, with public transit right at your doorstep. Whether you’re looking for a stylish downtown home or a smart investment opportunity, this exceptional residence offers an ideal combination of character, comfort, and location.

# Property details

| | |
|---|---|
| **Status** | Active |
| **Prop. Type** | Residential |
| **MLS® Num** | A2349668 |
| **Bedrooms** | 1 |
| **Bathrooms** | 1 |
| **Year Built** | 2009 |
| **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:** | 700 sq. ft. |
| **Condo Fee:** | $531.42 |

| | |
|---|---|
| **Condo Fee Includes:** | Amenities of HOA/Condo, Common Area Maintenance, Heat, Insurance, Maintenance Grounds, Parking, Professional Management, Reserve Fund Contributions, Security, Sewer, Snow Removal, Trash, Water |
| **Front Exposure:** | West |
| **Unit Exposure:** | East |
| **Floor Location:** | Other |
| **Entry Level:** | 18 |
| **Stories Total:** | 23 |
| **Levels:** | Single Level Unit |
| **End Unit:** | 2+ Common Walls |
| **Total Rooms Above Grade:** | 4 |
| **Year built:** | 2009 (Age: 17) |
| **Bedrooms:** | 1 (Above Grd: 1) |
| **Bedrooms Above Grade:** | 1 |
| **Bedrooms On Main:** | 1 |
| **Bedrooms Below Grade:** | 0 |
| **Bathrooms:** | 1.0 (Full:1, Half:0) |
| **Num Ensuite Baths:** | 0 |
| **Plan:** | 0910028 |
| **Heating:** | Baseboard |
| **New Constr.:** | No |
| **Construction Material:** | Concrete |
| **Structure Type:** | High Rise (5+ stories) |
| **Ensuite:** | No |
| **Flooring:** | Concrete |
| **Cooling:** | Central Air |
| **Fireplaces:** | 0 |

| | |
|---|---|
| **Garage:** | No |
| **Parking:** | Underground |
| **Parking Places:** | 1 |
| **Parking Total/Covered:** | 1 / - |
| **Laundry Features:** | In Unit |
| **Condo Fee Frequency:** | Monthly |
| **City Quadrant:** | Southwest |
| **Condo Name:** | Colours |
| **Community:** | Beltline |
| **Amenities:** | Bicycle Storage, Elevator(s), Roof Deck, Secured Parking |
| **Appliances:** | Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer Stacked |
| **Inclusions:** | Closet in hallway |
| **Restrictions:** | Pet Restrictions or Board approval Required |
| **Pets Allowed:** | Restrictions |
| **Main Floor** | Kitchen · 11' × 9'8" · |
| **Main Floor** | Bedroom · 10' × 9'9" · |
| **Main Floor** | Dining Room · 8'5" × 7'4" · |
| **Main Floor** | Living Room · 17'8" × 11'9" · |
| **Title to Land:** | Fee Simple |
| **Community Features:** | Playground, Shopping Nearby, Sidewalks, Street Lights, Walking/Bike Paths |
| **Interior Features:** | Granite Counters, High Ceilings, No Animal Home, No Smoking Home, Open Floorplan, Track Lighting |
| **Exterior Features:** | Balcony |
| **Patio And Porch Features:** | Balcony(s) |
| **Num. of Parcels:** | 0 |
| **Region:** | Calgary |

| | |
|---|---|
| **Zone:** | CAL Zone CC |
| **Zoning:** | CC-COR |
| **Listed Date:** | Oct 08, 2026 |

### Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/1810-135-13-avenue-sw-calgary-a2349668/

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

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