2111 135 13 Avenue SW

Calgary | Active | MLS® A2344728

$374,999









Bedrooms	Bathrooms	Year Built	Living area
2	**2**	**2009**	**852.37 sq. ft.**

Your next move starts with a conversation.

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Listed by CIR Realty

A closer look

Welcome to urban living at its best in the vibrant Colours by Battistella building in the heart of Calgary. This stylish two bedroom, two bathroom sub-penthouse condo offers a bright south-east facing balcony that fills the space with natural light and provides partial views toward the iconic Stampede Park.

Designed for both comfort and functionality, the unit features in-suite laundry, convenient in-suite storage, and an open-concept living area perfect for entertaining or relaxing after a busy day. The modern kitchen flows seamlessly into the living and dining space, while the well-separated bedrooms provide privacy for residents or guests. The home also includes a titled parking stall, a valuable convenience for downtown living.

Located just steps from the energy of 17th Avenue SW, you'll enjoy easy access to some of Calgary's best restaurants, cafés, boutiques, and nightlife. Outdoor enthusiasts will appreciate the proximity to the Elbow River Pathway system for walking and cycling, while commuters benefit from quick connections to downtown and nearby Scotiabank Saddledome and the Calgary Stampede grounds.

Adding to its appeal, the building is Airbnb-friendly, offering excellent flexibility for investors or owners looking for short-term rental potential.

Whether you're a first-time buyer, investor, or someone seeking a vibrant inner-city lifestyle, this condo delivers the perfect combination of location, convenience, and modern downtown living.

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2344728
Bedrooms	2
Bathrooms	2
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:	852.37 sq. ft.
Main Level Finished Area:	852.37 sq. ft.
Condo Fee:	$634.89
Condo Fee Includes:	Amenities of HOA/Condo, Caretaker, Common Area Maintenance, Gas, Heat, Professional Management, Reserve Fund Contributions, Security, Sewer, Trash, Water
Front Exposure:	South
Unit Exposure:	Southeast
Floor Location:	Other
Entry Level:	21
Stories Total:	22
Levels:	Single Level Unit
End Unit:	2+ Common Walls
Total Rooms Above Grade:	4
Year built:	2009 (Age: 17)
Bedrooms:	2 (Above Grd: 2)
Bedrooms Above Grade:	2
Bedrooms On Main:	2
Bedrooms Below Grade:	0
Bathrooms:	2.0 (Full:2, Half:0)
Num Ensuite Baths:	1
Plan:	0910028
Heating:	Forced Air, Natural Gas
Foundation:	Poured Concrete

New Constr.:	No
Construction Material:	Concrete, Stone
Structure Type:	High Rise (5+ stories)
Ensuite:	Yes
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), Parking, Snow Removal, Visitor Parking
Appliances:	Built-In Electric Range, Built-In Oven, Dishwasher, Dryer, Microwave Hood Fan, Refrigerator, Washer, Window Coverings
Inclusions:	N/A
Restrictions:	See Remarks
Pets Allowed:	Restrictions
Main Floor	Bedroom - Primary · 12'3" × 9'5" ·
Main Floor	Kitchen · 17'4" × 9'11" ·
Main Floor	Living Room · 16'9" × 10'7" ·
Main Floor	Bedroom · 11'4" × 8'11" ·

Title to Land:	Fee Simple
Community Features:	Park, Playground, Schools Nearby, Shopping Nearby, Sidewalks, Street Lights, Walking/Bike Paths
Interior Features:	Built-in Features, Closet Organizers, Open Floorplan, Recessed Lighting, Storage, Walk-In Closet(s)
Exterior Features:	Balcony
Patio And Porch Features:	Balcony(s)
Num. of Parcels:	0
Region:	Calgary
Zone:	CAL Zone CC
Zoning:	CC-COR
Listed Date:	Sep 13, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/2111-135-13-avenue-sw-calgary-a2344728/

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