

# \$378,800 - 907, 135 13 Avenue Sw, Calgary

MLS® #A2247294

**\$378,800**

2 Bedroom, 1.00 Bathroom, 647 sqft

Residential on 0.00 Acres

Beltline, Calgary, Alberta

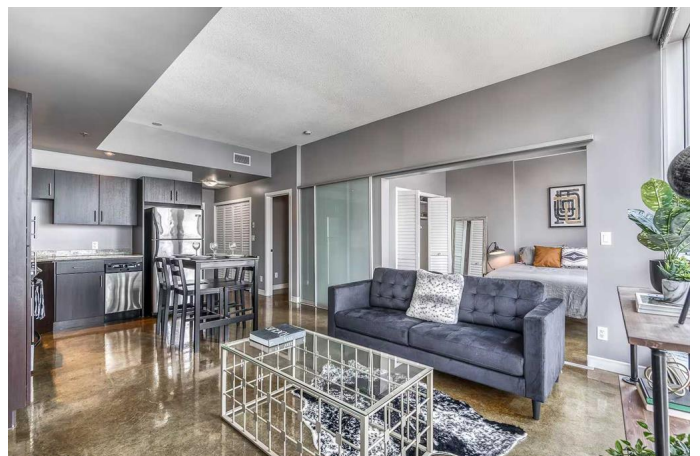
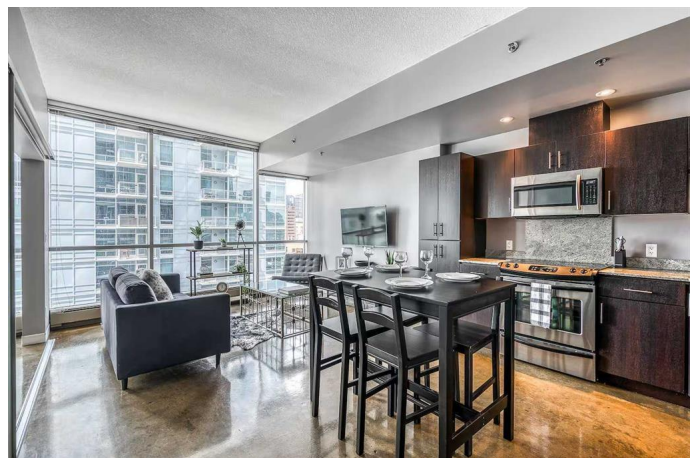
An incredible opportunity to own a thriving Airbnb with all furniture and furnishings included in Calgary's vibrant Downtown Beltline District! Bathed in natural sunlight, this stunning West-facing residence in the highly coveted, Colours by Battistella building effortlessly blends industrial style with contemporary elegance. Boasting 2 bedrooms and 1 bathroom, this unit features soaring 9-foot ceilings, polished concrete floors, and dramatic steel-framed floor-to-ceiling windows that frame incredible city views. The sleek kitchen is a delight with granite countertops and stainless-steel appliances, while conveniences such as in-suite laundry and central A/C ensure year-round comfort. As an established Airbnb property, this unit allows you to seamlessly take over the reins and continue reaping the rewards of this venture. Perfectly positioned in the vibrant Victoria Park neighborhood, you'll be just moments from downtown, Calgary Stampede Grounds, the Bow River, 17th Ave, and an array of Calgary's trendiest spots—including Starbucks, Ten Foot Henry, and Proof—plus endless dining, nightlife, and entertainment options, all with public transit at your doorstep.

Built in 2009

## Essential Information

MLS® # A2247294

Price \$378,800



|                |                   |
|----------------|-------------------|
| Bedrooms       | 2                 |
| Bathrooms      | 1.00              |
| Full Baths     | 1                 |
| Square Footage | 647               |
| Acres          | 0.00              |
| Year Built     | 2009              |
| Type           | Residential       |
| Sub-Type       | Apartment         |
| Style          | Single Level Unit |
| Status         | Active            |

### Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 907, 135 13 Avenue Sw |
| Subdivision | Beltline              |
| City        | Calgary               |
| County      | Calgary               |
| Province    | Alberta               |
| Postal Code | T2R 0W8               |

### Amenities

|                |                                              |
|----------------|----------------------------------------------|
| Amenities      | Elevator(s), Parking, Secured Parking, Trash |
| Parking Spaces | 1                                            |
| Parking        | Underground                                  |

### Interior

|                   |                                                                                                      |
|-------------------|------------------------------------------------------------------------------------------------------|
| Interior Features | Closet Organizers, High Ceilings, No Animal Home, No Smoking Home, Open Floorplan                    |
| Appliances        | Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer Stacked, Window Coverings |
| Heating           | Baseboard                                                                                            |
| Cooling           | Central Air                                                                                          |
| # of Stories      | 23                                                                                                   |

### Exterior

|                   |                               |
|-------------------|-------------------------------|
| Exterior Features | None                          |
| Construction      | Concrete, Metal Siding, Glass |

### Additional Information

|             |                   |
|-------------|-------------------|
| Date Listed | August 16th, 2025 |
|-------------|-------------------|

|                |        |
|----------------|--------|
| Days on Market | 21     |
| Zoning         | CC-COR |

**Listing Details**

|                |            |
|----------------|------------|
| Listing Office | eXp Realty |
|----------------|------------|

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.