



706, 135 13 Avenue SW  
Calgary, Alberta

MLS # A2306965



**\$340,000**

<b>Division:</b>	Beltline		
<b>Type:</b>	Residential/High Rise (5+ stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	683 sq.ft.	<b>Age:</b>	2008 (18 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	1
<b>Garage:</b>	Titled, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard	<b>Water:</b>	-
<b>Floors:</b>	Concrete	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 544
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete	<b>Zoning:</b>	CC-COR
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Built-in Features, Closet Organizers		

**Inclusions:** Wall-mounted TV bracket, floating media console, wardrobe unit

Downtown living reaches a new level of style and convenience in this beautifully appointed two-bedroom, one-bathroom residence in the sought-after Colours building, ideally located on vibrant 13th Avenue. Step inside and discover a thoughtfully designed space that blends modern comfort with urban energy. This home is perfectly suited for first-time buyers, savvy investors, especially with its short-term rental-friendly status, or professionals seeking the ultimate live/work lifestyle in the heart of the city. Enjoy the unmatched convenience of titled underground parking, along with immediate access to some of Calgary's best amenities. From upscale dining and trendy cafes to lively bars and boutique shopping, everything you need is just steps from your front door. You're also moments away from the excitement of the Stampede Grounds and the renowned culinary scene along 17th Avenue. Whether you're looking to invest, simplify, or immerse yourself in downtown living, this exceptional location and versatile unit offer an opportunity not to be missed.