

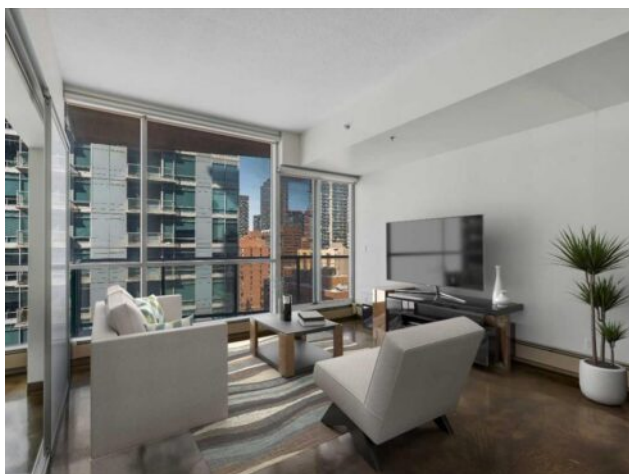


GRASSROOTS
REALTY GROUP

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1106, 135 13 Avenue SW
Calgary, Alberta

MLS # A2329205



\$299,990

Division:	Beltline		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	690 sq.ft.	Age:	2009 (17 yrs old)
Beds:	2	Baths:	1
Garage:	Parkade, Stall, Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Concrete	Sewer:	-
Roof:	-	Condo Fee:	\$ 544
Basement:	-	LLD:	-
Exterior:	Concrete, Glass, Metal Siding	Zoning:	CC-COR
Foundation:	-	Utilities:	-
Features:	High Ceilings, Open Floorplan, Recessed Lighting, Soaking Tub		

Inclusions: N/A

OPEN HOUSE SAT, AUG 1 AT 2-4:30PM LIVE ON THE BEST STREET IN BELTLINE… TAKE THE ELEVATOR DOWN TO GYMS, YOGA, FAST FOOD & RESTAURANTS! Imagine taking the elevator down before sunrise to get a quick gym session in at Anytime Fitness or hot yoga at Hot Shop. Head back up to your condo to get ready for work and WALK to your downtown office. When your shift ends, catch a quick cocktail down at Proof or a beer at Leopolds. Walk back to your condo and call it a day. That’s just another Tuesday at Colours in Beltline. All of these amazing walkable amenities are paired with an equally desirable 2 Bed / 1 Bath condo with modern industrial styling. Stepping inside, the space opens up with polished concrete floors, 9’6 ceilings, and floor-to-ceiling windows. Step out onto your private balcony and take in peek-a-boo views of the downtown skyline and Mountains on a clear day! Back inside, the kitchen is equipped with stone countertops, stainless steel appliances, and ample cabinet space, all flowing directly into a living area that comfortably fits full-sized furniture. The master bedroom is large enough to put a Queen size bed and night stands. There’s also a second bedroom that offers flexibility as a guest room, office, or den. A full 4-piece bathroom, in-suite laundry & bonus central A/C complete the interior. Included with the purchase is a titled parking in the secured underground heated parkade. The Colours building is a modern concrete building that offers its' residents dedicated bike storage, and a landscaped 4th floor outdoor patio—giving you extra space to relax & entertain without leaving home. Located in the heart of the Beltline Calgary, you’re just steps from 17th Ave, First Street Market, Ten Foot Henry, Proof & lots of other restaurants, cafés, fitness studios, and

nightlife. Just a few blocks away are the Stampede grounds, the MNP Sports Centre, and C-Train with free fare Downtown. Jumping in the car: Airport is an 18 min drive (18.6KM), & Banff is a 1 hr 28 min drive (128KM).