



GRASSROOTS
REALTY GROUP

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1610, 135 13 Avenue SW
Calgary, Alberta

MLS # A2329249



\$319,900

Division:	Beltline		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	700 sq.ft.	Age:	2009 (17 yrs old)
Beds:	1	Baths:	1
Garage:	Parkade		
Lot Size:	-		
Lot Feat:	-		

Heating:	Boiler, Hot Water	Water:	-
Floors:	Concrete	Sewer:	-
Roof:	-	Condo Fee:	\$ 531
Basement:	-	LLD:	-
Exterior:	Concrete	Zoning:	CC-COR
Foundation:	-	Utilities:	-
Features:	Built-in Features, Granite Counters, See Remarks		

Inclusions: Keys, Key Fobs. Furniture (Negotiable)

****OH: SUNDAY, AUGUST 2, 11 AM - 1 PM** 1-BED, 1-BATH AT COLOURS - THE MOST DESIRABLE LOCATION IN THE BELTLINE!**
Positioned high on the 16th floor, this concrete building enjoys unrivalled community views, including a front-row seat to the Calgary Stampede fireworks. Relocating or starting out fresh? This property could be purchased fully furnished, allowing for a turn-key lifestyle. Floor-to-ceiling windows fill the interior with natural light and showcase vibrant views. Polished Concrete floors give an industrial urban touch to the home. The trendy loft-style living, dining, and kitchen areas provide ample space for larger furniture and multiple configurations. The kitchen is both functional and stylish, offering stainless steel appliances, an updated Microwave Hood Fan and granite countertops. The living area is centred by an electric fireplace set against a custom feature wall. Step out onto the East-facing balcony with expansive views and a gas line for BBQs. The bedroom is separated by sleek sliding glass doors and features built-in cabinetry, a barnwood feature wall, and designer lighting. The home also offers a well-appointed full bathroom with granite countertops and in-suite laundry. Additional features include central air conditioning, titled underground heated parking, and secure bike storage. Colours is one of SW Calgary's most trendy condominium buildings and another masterpiece by the acclaimed builder Battistella Developments, a builder still active across Calgary. Residents enjoy access to a beautifully designed communal 4th-floor outdoor patio, heated underground parking, keyless entry, and a secure mailroom. This unit is perfectly located in the vibrant Beltline district. Starbucks, a gym and a yoga studio are right across the street. Walk to Flames games, BMO Centre events, the Victoria Park/Stampede LRT Station,

Stephen Avenue, 17th Avenue, and 4th Street, with direct pedestrian access via the First Street underpass. Whether you're a professional seeking a true lock-and-leave downtown lifestyle, an investor looking for long-term value, or someone who simply wants to be in the heart of the city's best dining, entertainment, and cultural amenities, this home offers an exceptional opportunity.