



GRASSROOTS
REALTY GROUP

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1209, 135 13 Avenue SW
Calgary, Alberta

MLS # A2343906



\$319,900

Division:	Beltline		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	702 sq.ft.	Age:	2008 (18 yrs old)
Beds:	1	Baths:	1
Garage:	Heated Garage, Parkade, Titled, Underground		
Lot Size:	-		
Lot Feat:	Views		

Heating:	Baseboard	Water:	-
Floors:	Concrete	Sewer:	-
Roof:	Tar/Gravel	Condo Fee:	\$ 531
Basement:	-	LLD:	-
Exterior:	Concrete, Metal Siding	Zoning:	CC-COR
Foundation:	Poured Concrete	Utilities:	-
Features:	Granite Counters, High Ceilings, Open Floorplan, Walk-In Closet(s)		

Inclusions: Waredrobe

Wraparound floor-to-ceiling windows put the city on display in this pristine end unit in the Colours building, pairing expansive South and Easterly views with an unbeatable Beltline location. Polished concrete floors carry a distinctive urban aesthetic throughout the open-concept layout, while central air conditioning keeps the interior comfortable when abundant natural light pours in. Prepare meals in the sleek kitchen, where granite countertops, stainless steel appliances and ample cabinetry combine style with everyday practicality. Overlooking the skyline, the dining area turns everything from morning coffee to dinner with friends into an experience. Gather in the spacious living room, where corner windows frame the outlook in multiple directions and give the home an airy, open feel. Just beyond, step onto the south-facing balcony for an outdoor extension of the living space with elevated views that become especially striking as the city lights come on. At the end of the day, retreat to the primary bedroom, where an oversized window continues the urban outlook and a walk-in closet adds valuable storage. A stylish 4-piece bathroom and convenient in-suite laundry round out the well-planned interior. Heated underground parking adds everyday ease, while the pet-friendly and short-term rental-friendly building offers added flexibility, both subject to board approval. Outside your door, some of Calgary's best dining, caf  s and nightlife surround the building, with 1st Street and vibrant 17th Avenue close at hand. Haultain Park and Central Memorial Park bring green space into the neighbourhood, while the Victoria Park/Stampede CTrain station, Stampede Park and the downtown core are all within easy reach. From sunny mornings surrounded by glass to evenings overlooking the city, this is inner-city living with the energy of Calgary right outside your door.

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