

**2008, 135 13 Avenue SW**  
**Calgary, Alberta**

**MLS # A2291714**



**\$349,900**

<b>Division:</b>	Beltline		
<b>Type:</b>	Residential/High Rise (5+ stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	635 sq.ft.	<b>Age:</b>	2008 (18 yrs old)
<b>Beds:</b>	1	<b>Baths:</b>	1
<b>Garage:</b>	Parkade, 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>	\$ 494
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete	<b>Zoning:</b>	CC-COR
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Elevator, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan		

**Inclusions:** TV Wall Mount

Perched high above the city on the 20th floor of Colours, this one bedroom, SW facing corner apartment offers a front row seat to some of Calgary's most striking skyline views. With Stampede Park below, the downtown towers to the north, and the Rocky Mountains visible on clear days, the outlook feels more like a big city skyline than typical condo living. The unit offers approximately 635 square feet with a practical, open layout and 9.5 foot ceilings that add to the sense of space. Polished concrete floors run throughout, complemented by floor to ceiling windows that frame the view and bring in excellent natural light. The kitchen features granite countertops, stainless steel appliances, custom cabinetry, and a breakfast bar that connects easily to the main living area. A small office or den area provides a convenient work from home option, while the living space opens to a private balcony that extends the living area outdoors. The bedroom also enjoys full height windows and connects to a walk-through closet with built in organizers. The bathroom includes a soaker tub, granite vanity, and marble tile backsplash. Additional features include in suite laundry, titled underground parking, bike storage, and professional management. With restaurants, entertainment, transit, and the energy of the Beltline and Stampede district just outside your door, this home offers a true urban lifestyle with views that are hard to match. Call your favorite realtor today to book your private tour.