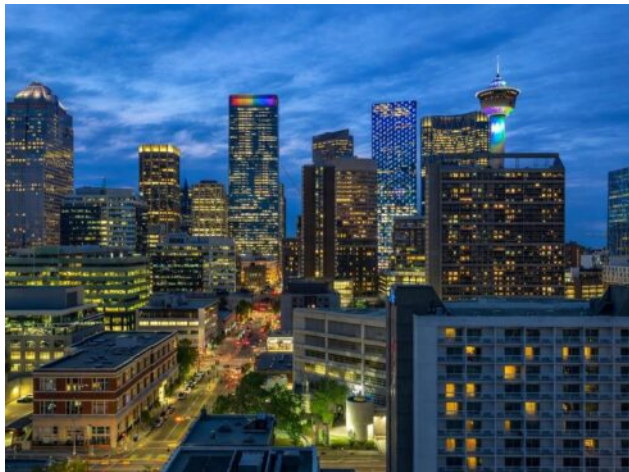


1703, 135 13 Avenue SW
Calgary, Alberta

MLS # A2292265



\$324,900

Division:	Beltline		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	610 sq.ft.	Age:	2009 (17 yrs old)
Beds:	2	Baths:	1
Garage:	Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Forced Air	Water:	-
Floors:	Concrete	Sewer:	-
Roof:	-	Condo Fee:	\$ 507
Basement:	-	LLD:	-
Exterior:	Concrete, Metal Siding	Zoning:	CC-COR
Foundation:	-	Utilities:	-
Features:	High Ceilings		
Inclusions:	N/A		

Seventeen floors above the city, the perspective changes. The noise fades, the skyline sharpens and Calgary stretches out before you like a living postcard. This is Colours, a short-term rental approved complex, where a coveted two bedroom residence delivers a truly panoramic view of the downtown skyline. You know, the kind of million dollar outlook typically reserved for penthouses - yet here you experience it for roughly a third of the price. Stunning floor-to-ceiling north facing windows frame the city like artwork, flooding the space with natural light while showcasing Calgary's towers, lights and endless urban energy. The freshly polished concrete floors add warmth and modern edge, perfectly complementing the open-concept layout that flows effortlessly between the kitchen, dining and living spaces. The primary bedroom becomes a front-row seat to the skyline, offering a calm retreat with those same sweeping visuals, while the versatile second bedroom easily transforms into a guest room or home office. Step onto your private balcony with natural gas hookup and watch the city shift from golden sunset to sparkling evening lights - a daily reminder that some views never get old. Boasting central A/C, underground parking stall, bike storage and a shared outdoor community garden that brings colour and greenery to the area. And the lifestyle below? It's just as compelling: order top shelf cocktails at Proof, grab a quick bite at First Street Market, Ten Foot Henry, Pat & Betty, St James Corner or Calcutta Cricket Club. Calgary's emerging entertainment district is just moments away which include the new arena, shopping destinations and convention centre. You are also completely walkable to the c-train line, Central Memorial Park, 17th Avenue, downtown office core and the Stampede grounds. Whether you're a young professional, first-time buyer, investor or

someone simply looking to live above it all, Colours ticks all the boxes. The skyline everyone wants - the price few expect.