402, 135 13 Avenue SW
Calgary, Alberta

MLS # A2251808

$368,900

Division:	Beltline
Type:	Residential/High Rise (5+ stories)
Style:	Apartment-Single Level Unit

Size:	656 sq.ft.	**Age:**	2009 (16 yrs old)
Beds:	1	**Baths:**	1

Garage:	Parkade
Lot Size:	-
Lot Feat:	-

Heating:	Fan Coil	**Water:**	-
Floors:	Concrete	**Sewer:**	-
Roof:	-	**Condo Fee:**	$ 491
Basement:	-	**LLD:**	-
Exterior:	Concrete, Glass, Metal Siding	**Zoning:**	CC-COR
Foundation:	-	**Utilities:**	-

Features:	Breakfast Bar, Closet Organizers, Open Floorplan, Stone Counters, Track Lighting, Walk-In Closet(s)

Inclusions:	N/A

Airbnb-friendly and full of character, this stylish one-bedroom condo in the Colours building is your chance to own a slice of Calgary's vibrant 1st Street District — whether you're ready to settle in or start generating income. With loft-inspired design, polished concrete floors, and an open-concept layout, this space feels effortlessly cool and tailored to your lifestyle. The real showstopper? A 350 sq. ft. private terrace that acts as your own outdoor living and dining room, complete with a raised garden bed and breathtaking city views — perfect for entertaining or just unwinding after a long day. Inside, the modern kitchen features stainless steel appliances, granite countertops, and an extended bar that's ideal for casual meals or happy hour with friends. The bright primary bedroom includes sliding glass doors, a walk-through closet with built-in organizers, and a private ensuite with its own linen closet. You'll also love the oversized in-suite storage room with laundry, plus a dedicated tech nook that's perfect for working from home or tucking away a media setup. With three out of four walls neighbour-free, you'll enjoy extra peace and privacy. A titled parking stall is included, and with Airbnb potential, this unit offers the kind of flexibility and freedom young buyers crave. Just steps to cafés, restaurants, nightlife, and the downtown core — this is more than just a first home; it's a lifestyle upgrade waiting to happen.