

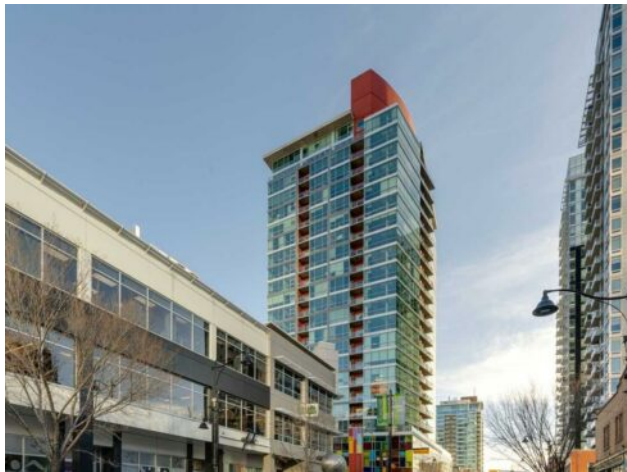


GRASSROOTS
REALTY GROUP

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1811, 135 13 Avenue SW
Calgary, Alberta

MLS # A2277810



\$380,000

Division:	Beltline		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	873 sq.ft.	Age:	2009 (17 yrs old)
Beds:	2	Baths:	2
Garage:	Enclosed, Heated Garage, Parkade, Stall, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Concrete	Sewer:	-
Roof:	Tar/Gravel	Condo Fee:	\$ 635
Basement:	-	LLD:	-
Exterior:	Concrete, Metal Siding	Zoning:	CC-COR
Foundation:	-	Utilities:	-
Features:	Closet Organizers, Granite Counters, High Ceilings, No Animal Home, No Smoking Home		

Inclusions: All furnishings and fixtures 'as is'

Welcome home to the lifestyle you deserve... This beautifully updated and FULLY FURNISHED 2 bed 2 bath unit in the AIRBNB friendly Colours building is perfect for those looking for incredible value! As you enter, you'll notice the beautifully kept concrete floors throughout. The open-concept kitchen/dining and living room opens up to a SE facing view providing loads of natural light throughout. Rare, 9.5-foot ceilings provide an airy feel to the nearly 900sqft of living space. Loads of storage throughout the unit. The master bedroom offers a spacious 4-piece en-suite. The second bedroom can easily be converted to a WFH office or studio! Enjoy barbecuing on your balcony equipped with a natural gas hookup and enjoy the unobstructed views of the Stampede fireworks. Best of all, you have central AC for those hot summer days! Updates include; newer washer and dryer set, kitchen pantry with customized inserts, dimmer switches for convenience, soft close cabinets in the kitchen, wired for ethernet and built-in storage solutions in the laundry room and second bedroom! Colours offers communal bike storage, rentable private storage units as well a shared outdoor space. Feeling drained from your busy schedule? Why not enjoy some cocktails and good eats right downstairs at the award-winning cocktail bar Proof! Feeling like staying in? Grab your favorite bevy from Vine Arts and head on up to your spacious unit to Netflix and chill. Steps from First Street Market and award winning restaurants Pat and Betty, Ten Foot Henry and Calcutta Cricket Club. Walking distance to the Stampede Grounds, the Saddledome and the upcoming new Entertainment District plus all that the Beltline has to offer! This unit is perfect for young professionals, first-time buyers, empty nesters and investors alike! Colours is a short-term friendly building making it the ideal investment!

Life doesn't get any better than this!