



1004, 135 13 Avenue SW
Calgary, Alberta

MLS # A2287487



\$347,500

Division:	Beltline		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	647 sq.ft.	Age:	2009 (17 yrs old)
Beds:	2	Baths:	1
Garage:	Enclosed, Heated Garage, Parkade, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating: Forced Air, Natural Gas

Floors: Concrete

Roof: Tar/Gravel

Basement: -

Exterior: Concrete, Metal Siding

Foundation: -

Features: Granite Counters, High Ceilings, No Animal Home, No Smoking Home, Open Floorplan

Water: -

Sewer: -

Condo Fee: \$ 491

LLD: -

Zoning: CC-COR

Utilities: -

Inclusions: Furniture is negotiable

Wake up every day to postcard-worthy views of Calgary's downtown skyline in the highly sought-after Colours building. This desirable two-bedroom floorplan showcases stunning floor-to-ceiling, north-facing windows that flood the space with natural light and frame incredible city views—an exceptional opportunity for buyers seeking both style and value. Upon entry, you'll appreciate the polished concrete floors that add warmth and modern character throughout. The open-concept kitchen, dining and living areas offer seamless flow and flexible design possibilities for both everyday living and entertaining. The primary suite serves as a peaceful retreat with captivating downtown views, while the second bedroom easily adapts to your needs—whether as a guest room, work-from-home office, or creative studio. Step outside to your private balcony, complete with a natural gas hookup, perfect for evening barbecues and sunset lounging. Central air conditioning ensures year-round comfort, even on the hottest summer days. Residents of Colours enjoy communal bike storage, rentable private storage units, and a shared outdoor space. Downstairs, indulge in cocktails at the award-winning Proof, or pick up your favorite bottle from Vine Arts before settling in for a cozy night at home. You're also just steps from First Street Market and acclaimed restaurants like Pat & Betty, Ten Foot Henry, and Calcutta Cricket Club. Enjoy walking access to the Stampede Grounds, the Scotiabank Saddledome, the upcoming Entertainment District, and everything the vibrant Beltline has to offer. Ideal for young professionals, first-time buyers, empty nesters, or investors, Colours is a short-term rental-friendly building—making this an exceptional lifestyle opportunity and a smart investment. This is downtown living

at its finest!