811, 135 13 Avenue SW
Calgary, Alberta

MLS # A2152429

$399,900

Division:	Beltline
Type:	Residential/High Rise (5+ stories)
Style:	Apartment

Size:	851 sq.ft.	**Age:**	2009 (15 yrs old)
Beds:	2	**Baths:**	2

Garage:	Heated Garage, Parkade, Underground
Lot Size:	-
Lot Feat:	-

Heating:	Baseboard	**Water:**	-
Floors:	Concrete	**Sewer:**	-
Roof:	Flat Torch Membrane	**Condo Fee:**	$ 617
Basement:	-	**LLD:**	-
Exterior:	Concrete, Metal Siding	**Zoning:**	CC-COR
Foundation:	-	**Utilities:**	-

Features: Built-in Features, Ceiling Fan(s), Closet Organizers, Granite Counters, High Ceilings, No Smoking Home, See Remarks

Inclusions: N/A

Welcome to the sought after Colours building! Now is your chance to secure your downtown urban retreat on the 8th floor. Perfect balcony exposure overlooking the courtyard and all the convenience of downtown sophistication. This 851 sq ft two bedroom two bath condo has the best layout. Open kitchen to the living dining areas, full height windows and high ceilings. Loads of natural daylight. Dark brown cabinets and stainless steel appliance package compliments your colour scheme throughout. Both bedrooms are generous size, both with professional built-in closets, the primary is large enough for a king bed and boasts a full ensuite bath with shower/tub combination. Incredible polished concrete flooring throughout, very sheik! The thoughtful planning in the building is fantastic - supports urban living and all the extras that one required to maximize comfort and convenience. Complete with gas line on the balcony for your year round BBQ convenience. Enjoy the fourth floor access to the outdoor patio areas wrapping around from east to the west side of the building. Enjoy the security of the indoor parkade keeping you and your vehicle warm and dry all year long. Separate storage room for bicycles as well. This location is second to none for walking access to downtown, 17th Ave SW trendy shops, restaurants and all the incredible things downtown Calgary has to offer! Building is Airbnb friendly!