# \$375,000 - 1311, 135 13 Avenue Sw, Calgary

MLS® #A2268449

# \$375,000

2 Bedroom, 2.00 Bathroom, 877 sqft Residential on 0.00 Acres

Beltline, Calgary, Alberta

Welcome to Colours â€" where modern design, inner-city convenience, and urban energy all collide. This 2-bed, 2-bath condo isn't just four walls and a roof â€" it's a launchpad for your lifestyle, or a solid asset for your portfolio. From the moment you walk in, you're hit with natural light streaming through floor-to-ceiling windows, highlighting polished concrete floors and those sleek, contemporary finishes that give the space its signature loft vibe. The open concept layout is versatile â€" big enough to entertain, yet perfectly functional for everyday living. The kitchen is a showpiece on its own, with granite countertops, stainless steel appliances, and modern cabinetry â€" whether you're cooking for two, hosting friends, or just grabbing takeout, this space keeps up. The primary suite is a good size with its own 4-piece ensuite, while the second bedroom offers flexibility for a roommate, home office, or guest room. A sliding glass wall adds a modern twist, giving you the option to create privacy when you want it, or keep the flow open and airy. Step outside to your private balcony and take in the city from above. With glass railing and a built-in gas line for your BBQ, this space is perfect for summer grilling, morning coffee, or winding down as the city lights sparkle at night. And it doesn't stop there. Living at Colours comes with perks designed for a modern lifestyle: secure bike storage, a shared rooftop patio for when you want a bigger hangout spot, heated







underground parking, 24-hour surveillance for peace of mind, and a building that's both pet-friendly and wheelchair accessible. The location? It doesn't get better. You're steps from Sunterra Market, the LRT, coffee shops, gyms, tennis courts, and some of Calgary's hottest restaurants and nightlife. Work downtown? Your "commute― is now a short walk. Play downtown? You're already there. Whether you're a young professional chasing the ultimate downtown urban retreat, or an investor looking for a turnkey rental in one of Calgary's most sought-after inner-city hubs, this condo checks all the boxes. Stylish, functional, and perfectly located â€" it's everything inner-city living is supposed to be.

#### Built in 2009

## **Essential Information**

MLS® # A2268449 Price \$375,000

Bedrooms 2

Bathrooms 2.00

Full Baths 2

Square Footage 877

Acres 0.00 Year Built 2009

Type Residential

Sub-Type Apartment

Style Single Level Unit

Status Active

# **Community Information**

Address 1311, 135 13 Avenue Sw

Subdivision Beltline
City Calgary
County Calgary
Province Alberta

Postal Code T2R 0W8

#### **Amenities**

Amenities Elevator(s), Parking, Visitor Parking, Roof Deck

Parking Spaces 1

Parking Heated Garage, Parkade, Titled, Underground, Secured

# Interior

Interior Features Closet Organizers, Granite Counters, High Ceilings, No Smoking Home,

Open Floorplan

Appliances Dishwasher, Dryer, Electric Stove, Microwave, Refrigerator, Washer,

Window Coverings

Heating Forced Air Cooling Central Air

# of Stories 25

#### **Exterior**

Exterior Features Balcony, BBQ gas line

Roof Flat Torch Membrane

Construction Concrete, Metal Frame

Foundation Poured Concrete

## **Additional Information**

Date Listed November 3rd, 2025

Days on Market 1

Zoning CC-COR

# **Listing Details**

Listing Office eXp Realty

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