

1609, 135 13 Avenue SW
Calgary, Alberta

MLS # A2186433



\$365,000

Division:	Beltline		
Type:	Residential/High Rise (5+ stories)		
Style:	High-Rise (5+)		
Size:	700 sq.ft.	Age:	2008 (17 yrs old)
Beds:	1	Baths:	1
Garage:	Parkade, Stall, Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating: Baseboard, Natural Gas

Water: -

Floors: Concrete

Sewer: -

Roof: -

Condo Fee: \$ 500

Basement: -

LLD: -

Exterior: Concrete

Zoning: CC-COR

Foundation: -

Utilities: -

Features: High Ceilings

Inclusions: N/A

Step into this bright and inviting 16th-floor, south-facing 1-bedroom unit in Colours, where stunning city views take center stage. With 45 feet of floor-to-ceiling windows, the breathtaking panorama is sure to inspire you daily. The modern interior boasts polished concrete floors, rich espresso cabinetry, and sleek stainless steel appliances, all complemented by an open-concept layout that maximizes the space. There's even a perfect spot to set up your home office, making it a great fit for remote work. Step out onto your covered balcony to soak up the sun or admire the skyline, rain or shine. In-suite laundry and a titled underground parking stall add to the convenience. Located in the vibrant heart of the Beltline, Colours puts you just steps away from trendy shops, cozy cafes, top-notch restaurants, and beautiful parks, the Saddledome to catch a game or concert, and the MNP Centre for swimming & exercise. Whether you're walking, biking, or driving, everything you need is right at your doorstep. Don't miss your chance to own this stylish urban retreat—schedule your showing today!