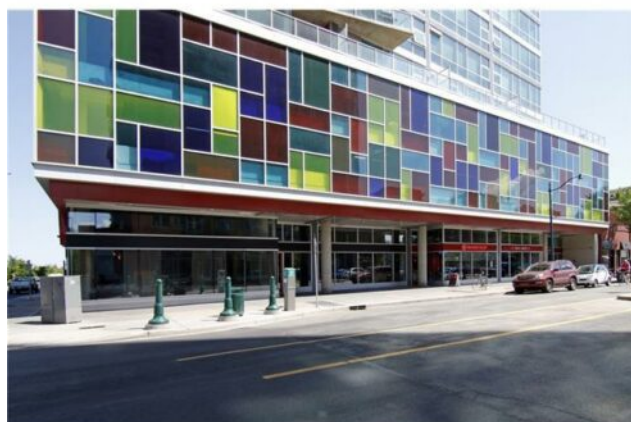


2011, 135 13 Avenue SW  
Calgary, Alberta

MLS # A2224381

# \$414,900



<b>Heating:</b>	Baseboard, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	See Remarks	<b>Sewer:</b>	-
<b>Roof:</b>	See Remarks	<b>Condo Fee:</b>	\$ 647
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Glass, Metal Siding	<b>Zoning:</b>	CC-COR
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Granite Counters, High Ceilings, No Smoking Home, Open Floorplan		

**Inclusions:** N/A

Experience the best of inner-city living in this stylish and modern condo in the sought-after Colours building! This thoughtfully designed unit features two spacious bedrooms and two full bathrooms, including a private 4-piece ensuite. You'll love the bright and open layout with floor-to-ceiling windows that flood the space with beautiful morning light and showcase fabulous city views. Standout features include sleek polished concrete floors, contemporary cabinetry, granite countertops, stainless steel appliances, diffused glass sliding wall for added privacy or flexibility, custom sun shades, and soaring ceilings. Step out onto the glass-railed balcony with a gas line for your BBQ—perfect for entertaining. Additional perks include air conditioning, in-suite laundry, and titled underground parking. Colours is a well-managed, pet-friendly, and wheelchair-accessible building offering convenient amenities such as bike storage, a shared rooftop patio, heated underground parking, and 24-hour surveillance. All this, just steps to dining, cafes, boutiques, tennis courts, the LRT, Sunterra Market, and downtown—walk to work or play with ease. Don't miss this opportunity to own in one of Calgary's most vibrant communities!