

# \$399,900 - 2011, 135 13 Avenue Sw, Calgary

MLS® #A2224381

**\$399,900**

2 Bedroom, 2.00 Bathroom, 871 sqft

Residential on 0.00 Acres

Beltline, Calgary, Alberta

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!

Built in 2009

## Essential Information



MLS® #	A2224381
Price	\$399,900
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	871
Acres	0.00
Year Built	2009
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

### Community Information

Address	2011, 135 13 Avenue Sw
Subdivision	Beltline
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2R 0V7

### Amenities

Amenities	Elevator(s), Secured Parking, Storage, Trash, Bicycle Storage, Snow Removal
Parking Spaces	1
Parking	Heated Garage, Titled, Underground

### Interior

Interior Features	Granite Counters, High Ceilings, No Smoking Home, Open Floorplan
Appliances	Dishwasher, Dryer, Microwave Hood Fan, Refrigerator, Washer, Window Coverings, Central Air Conditioner, Gas Stove
Heating	Baseboard, Natural Gas
Cooling	Central Air
# of Stories	22

### Exterior

Exterior Features	Balcony
Roof	See Remarks
Construction	Concrete, Glass, Metal Siding

Foundation                Poured Concrete

### **Additional Information**

Date Listed                July 9th, 2025

Days on Market        21

Zoning                    CC-COR

### **Listing Details**

Listing Office            RE/MAX House of Real Estate

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