

\$395,000 - 806, 135 13 Avenue Sw, Calgary

MLS® #A2250960

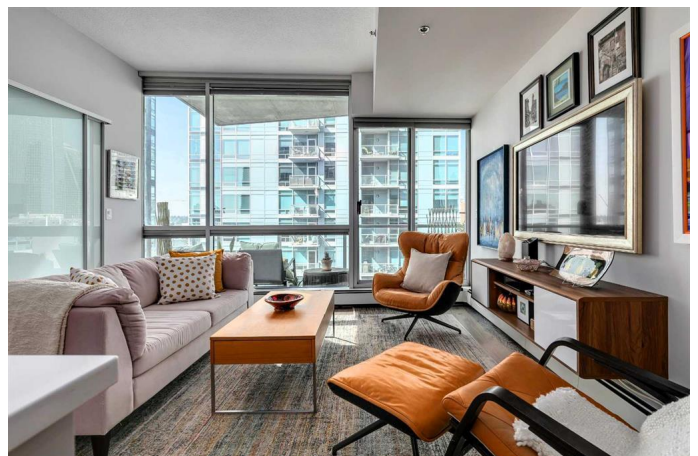
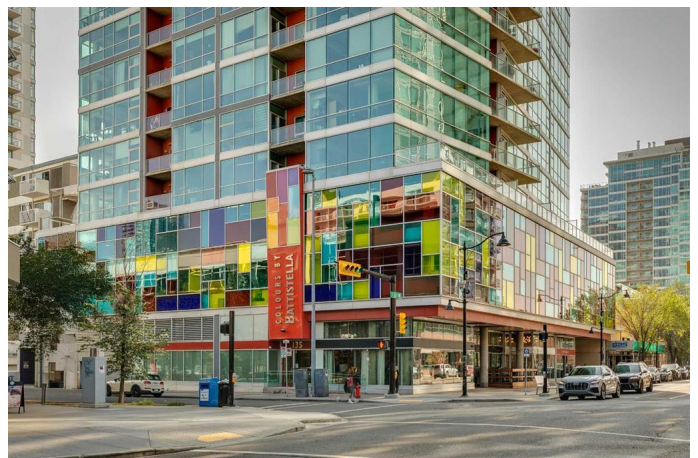
\$395,000

2 Bedroom, 1.00 Bathroom, 701 sqft

Residential on 0.00 Acres

Beltline, Calgary, Alberta

Exceptional unit at 'Colours' with an EXTENSIVE (\$50,000+) RENOVATION—a rarity in this building. These renovations totally elevate this suite starting with real white-oak-plank hardwood floors throughout—so much superior to the original concrete floors found in most units. Professionally painted throughout with new baseboards and new window coverings. Kitchen renovations include a new custom island with eating bar (storage on 2 sides), new backsplash, new lighting, sparkling white quartz counters and new stainless appliances: french-door fridge, full-size dishwasher and microwave-vent fan. The spacious primary bedroom with huge windows has a generous double-closet and blackout blinds. There's also a second bedroom with double-closet (currently used as fitness room). Bright renovated bath with new flooring, new white quartz counters and new lighting. The work-space also has new built-ins including work surface and lots of storage—a sliding door can conceal the office. New stacked washer/dryer. This suite is located on the west side of the building with views to the NW and SW. Floor-to-ceiling and wall-to-wall windows flood the suite with sunlight. 15' long balcony with gas outlet for BBQ. Titled parking spot in the heated and secure garage. Colours is a well-managed and solid concrete building (no PTC) with central AC. Building amenities include a common terrace garden on the 4th level, bike storage and storage



lockers for rent from the building. Great central location with a 98/100 walk score and 94/100 bike score. Surrounded by endless urban amenities including restaurants, coffee shops, bars, fitness, bike paths etc.

Built in 2009

Essential Information

MLS® #	A2250960
Price	\$395,000
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	701
Acres	0.00
Year Built	2009
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

Community Information

Address	806, 135 13 Avenue Sw
Subdivision	Beltline
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2R 0W8

Amenities

Amenities	Bicycle Storage, Storage, Visitor Parking, Community Gardens
Parking Spaces	1
Parking	Parkade, Stall, Underground

Interior

Interior Features	Bookcases, Breakfast Bar, Built-in Features
Appliances	Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer, Window Coverings

Heating	Fan Coil
Cooling	Central Air
# of Stories	22

Exterior

Exterior Features	Balcony, BBQ gas line, Uncovered Courtyard
Construction	Concrete

Additional Information

Date Listed	September 6th, 2025
Days on Market	3
Zoning	CC-COR

Listing Details

Listing Office	Century 21 Bamber Realty LTD.
----------------	-------------------------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.