

# \$369,000 - 806, 135 13 Avenue Sw, Calgary

MLS® #A2260658

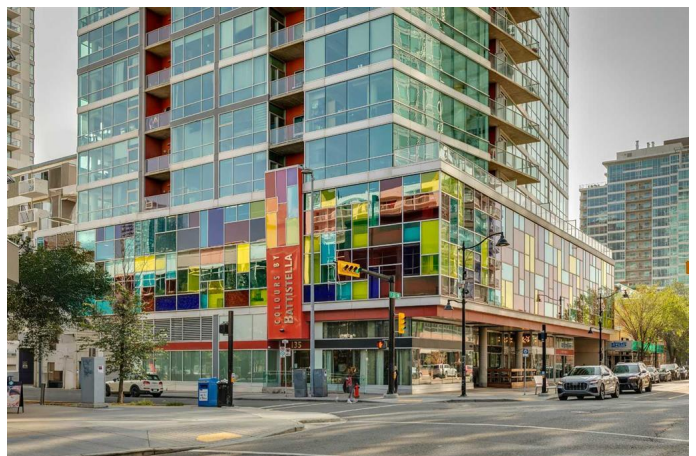
**\$369,000**

2 Bedroom, 1.00 Bathroom, 701 sqft

Residential on 0.00 Acres

Beltline, Calgary, Alberta

Exceptional unit at "Colours". The extensive renovations are offered at a fraction of their cost and include: white-oak-plank hardwood floors throughout, sparkling white quartz counters in the kitchen (also new backsplash, new island with storage, new lighting and new appliances), updated bath (quartz counters, new floor and new lighting in the bath) and professionally painted throughout with new baseboards and new window coverings. 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). The home workspace also has new built-ins including loads of storage—a sliding door can conceal the office. New stacked washer/dryer. This suite is located on the sunny west side of the building with views to the NW and SW. Floor-to-ceiling and wall-to-wall windows flood the suite with light. 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 condo. 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® #         | A2260658          |
| Price          | \$369,000         |
| 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, Visitor Parking, Community Gardens, Storage |
| Parking Spaces | 1                                                            |
| Parking        | Parkade, Stall, Underground                                  |

## Interior

|                   |                                                                                               |
|-------------------|-----------------------------------------------------------------------------------------------|
| Interior Features | Breakfast Bar, Built-in Features, Bookcases                                                   |
| 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 29th, 2025  
Days on Market        7  
Zoning                  CC-COR

**Listing Details**

Listing Office           Century 21 Bamber Realty LTD.

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