

\$365,000 - 1608, 135 13 Avenue Sw, Calgary

MLS® #A2254276

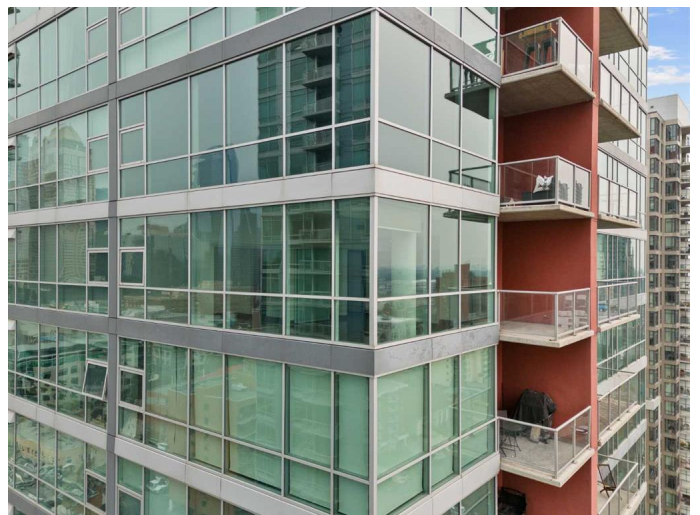
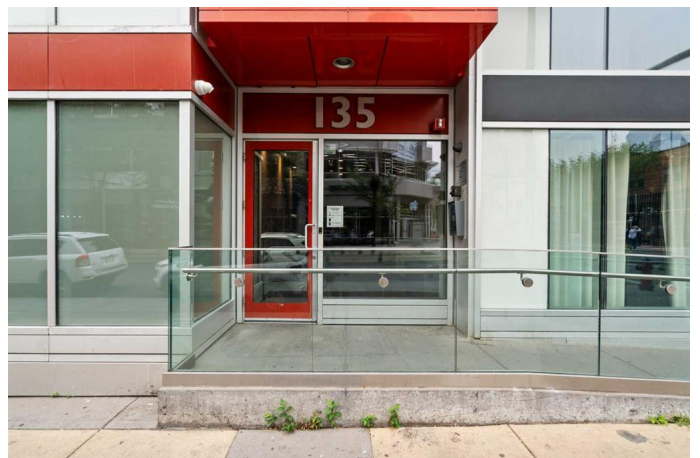
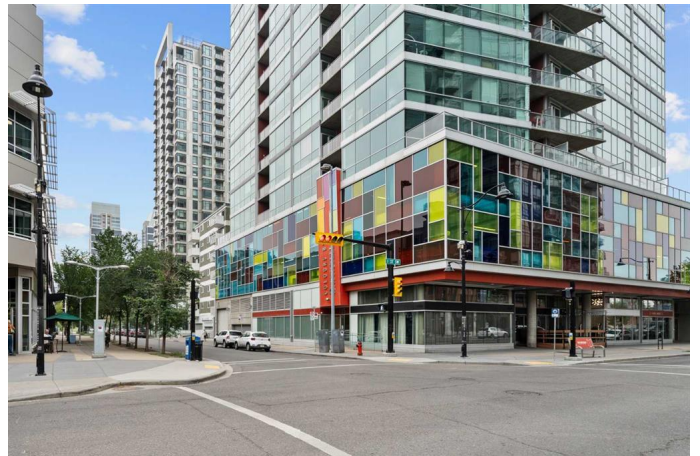
\$365,000

1 Bedroom, 1.00 Bathroom, 640 sqft

Residential on 0.00 Acres

Beltline, Calgary, Alberta

Perched high on the 16th floor of Colours in Calgary's vibrant Beltline, this stylish end unit offers an urban lifestyle wrapped in unforgettable views. Floor to ceiling windows flood the open layout with natural light while framing iconic cityscapes including the Calgary Tower and Stampede grounds. The modern kitchen blends design with function, featuring stone counters, stainless steel appliances, a peninsula island with seating and direct access to the balcony where summer barbeques can be enjoyed against a skyline backdrop. The dining area is perfectly positioned to take in the twinkling lights of downtown while the adjacent living room provides a relaxing retreat with ever-changing vistas. A private bedroom pairs with a 4-piece bathroom finished with stone counters and in-suite laundry adds everyday convenience. Polished concrete floors, central air conditioning and secure heated underground parking enhance comfort and style. From your balcony, watch fireworks light up the sky and soak in Calgary's energy from a personal vantage point. Outside the building's door, discover one of the city's most dynamic neighbourhoods with premier dining, pubs, coffee shops and shopping steps away, along with Central Memorial Park, Haultain Park tennis courts, the Stampede grounds and the nightlife of 17th Avenue. With pet-friendly and short-term rental friendly policies upon board approval, Colours is a community that embraces flexibility. This residence balances design,



comfort and location, offering a truly
connected downtown lifestyle!

Built in 2009

Essential Information

MLS® #	A2254276
Price	\$365,000
Bedrooms	1
Bathrooms	1.00
Full Baths	1
Square Footage	640
Acres	0.00
Year Built	2009
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

Community Information

Address	1608, 135 13 Avenue Sw
Subdivision	Beltline
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2R 0W8

Amenities

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

Interior

Interior Features	Breakfast Bar, High Ceilings, Open Floorplan, Soaking Tub, Stone Counters
Appliances	Dishwasher, Electric Stove, Refrigerator, Washer/Dryer, Window Coverings
Heating	Baseboard, Hot Water, Natural Gas
Cooling	Central Air

of Stories 22

Exterior

Exterior Features	Balcony
Lot Description	Views
Roof	Tar/Gravel
Construction	Concrete, Metal Siding, Glass
Foundation	Poured Concrete

Additional Information

Date Listed	September 5th, 2025
Days on Market	32
Zoning	CC-COR

Listing Details

Listing Office	Royal LePage Solutions
----------------	------------------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® 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.