

\$369,900 - 1409, 135 13 Avenue Sw, Calgary

MLS® #A2139885

\$369,900

1 Bedroom, 1.00 Bathroom, 708 sqft

Residential on 0.00 Acres

Beltline, Calgary, Alberta

Rarely do these units with expansive, over 55 feet of windows facing south and east come available! This sophisticated original owner corner unit has numerous upgrades and is ideally located in the luxurious Colours building! situated in the midst of Calgary's premier entertainment district, just steps away from the stampede grounds, Central Memorial Park, Haultain tennis courts and vibrant 17th Ave, with nightlife, dining, pubs, diverse shops and much more right at your doorstep. Immediately be impressed upon entry by the unique layout, distinctive finishes, endless natural light, panoramic views, polished concrete floors and modern, yet comfortable design. The unit is perfectly centred around the expansive floor-to-ceiling windows with 180-degree showstopping views that will be the envy of your guests. Culinary adventures are created in the sleek kitchen boasting stainless steel appliances that contrast beautifully with the rich cabinetry and stone countertops. Slider doors lead to the expansive balcony encouraging peaceful morning coffees, casual barbeques and lazy weekends unwinding with the big city lights and stampede fireworks as the breathtaking backdrop. The living and dining rooms also embrace the same light and glass as the rest of the home, promoting relaxation and entertaining alike. Imagine breakfasts in bed sleepily gazing at those incredible views from the full-height windows in your spacious primary bedroom. Nestled



amongst windows the den is an inspiring work or hobby space. Finished in the same style is the 4-piece bathroom boasting stone countertops and a deep tub for a soothing dip after a long day. In-suite laundry and tiled, heated underground parking (P2-#289) add to your comfort and convenience. Short-term rental and pet-friendly (upon board approval) building! This amazing inner-city location is directly across Starbucks, a yoga studio, gym, pub, cocktail lounge along with some of the best restaurants allowing you to enjoy an easy urban lifestyle at its best. Truly a phenomenal location for this move-in ready corner unit!

Built in 2008

Essential Information

MLS® #	A2139885
Price	\$369,900
Sold Price	\$369,900
Bedrooms	1
Bathrooms	1.00
Full Baths	1
Square Footage	708
Acres	0.00
Year Built	2008
Type	Residential
Sub-Type	Apartment
Style	Apartment
Status	Sold

Community Information

Address	1409, 135 13 Avenue Sw
Subdivision	Beltline
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2R 0W8

Amenities

Amenities	Elevator(s), Secured Parking
Parking Spaces	1
Parking	Heated Garage, Parkade, Secured, Titled, Underground

Interior

Interior Features	Built-in Features, Ceiling Fan(s), High Ceilings, Open Floorplan, See Remarks, Soaking Tub, Stone Counters, Storage, Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer, Window Coverings
Heating	Baseboard, Hot Water, Natural Gas
Cooling	Central Air
# of Stories	22
Basement	None

Exterior

Exterior Features	Balcony
Lot Description	Views
Roof	Tar/Gravel
Construction	Concrete
Foundation	Poured Concrete

Additional Information

Date Listed	June 11th, 2024
Date Sold	July 15th, 2024
Days on Market	34
Zoning	CC-COR
HOA Fees	0.00

Listing Details

Listing Office	RE/MAX Realty Professionals
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