

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

MLS® #A2250960

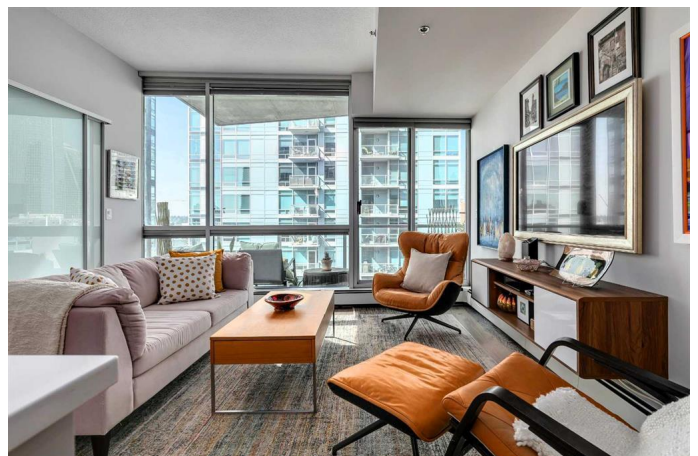
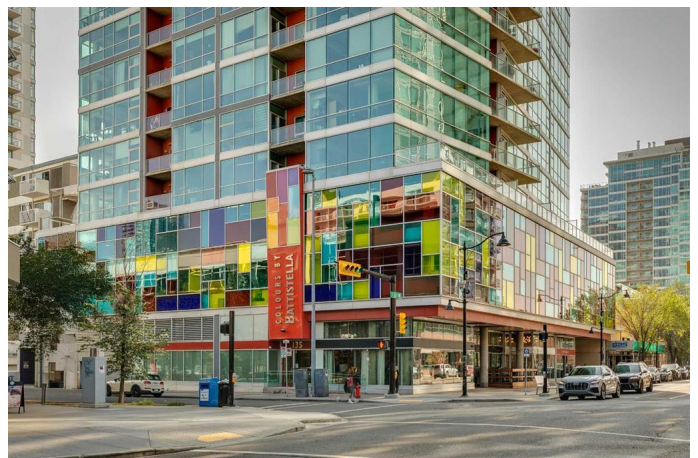
**\$395,000**

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 | 2                   |
| Zoning         | CC-COR              |

## Listing Details

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

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