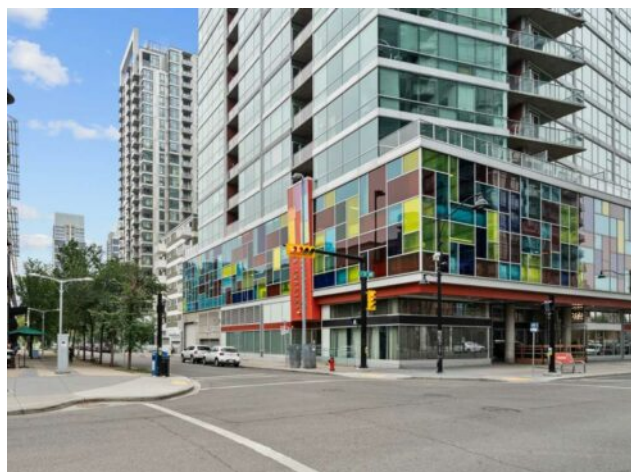


1608, 135 13 Avenue SW
Calgary, Alberta

MLS # A2254276



\$355,000

Division:	Beltline		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	640 sq.ft.	Age:	2009 (16 yrs old)
Beds:	1	Baths:	1
Garage:	Heated Garage, Parkade, Underground		
Lot Size:	-		
Lot Feat:	Views		

Heating:	Baseboard, Hot Water, Natural Gas	Water:	-
Floors:	Concrete	Sewer:	-
Roof:	Tar/Gravel	Condo Fee:	\$ 562
Basement:	-	LLD:	-
Exterior:	Concrete, Glass, Metal Siding	Zoning:	CC-COR
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, High Ceilings, Open Floorplan, Soaking Tub, Stone Counters		

Inclusions: N/A

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!