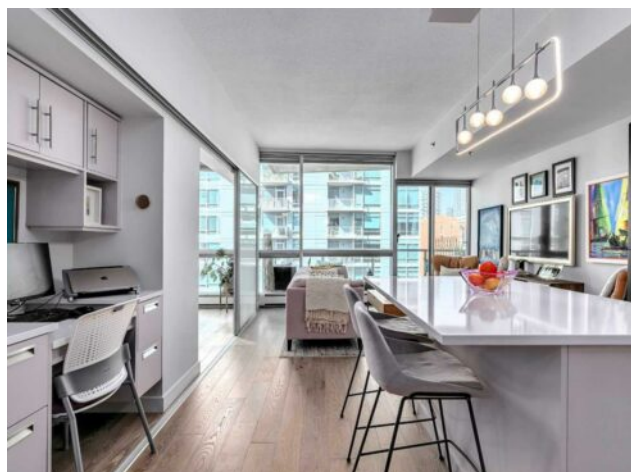


806, 135 13 Avenue SW
Calgary, Alberta

MLS # A2260658



\$369,000

Division:	Beltline		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	701 sq.ft.	Age:	2009 (16 yrs old)
Beds:	2	Baths:	1
Garage:	Parkade, Stall, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Fan Coil	Water:	-
Floors:	Hardwood	Sewer:	-
Roof:	-	Condo Fee:	\$ 527
Basement:	-	LLD:	-
Exterior:	Concrete	Zoning:	CC-COR
Foundation:	-	Utilities:	-
Features:	Bookcases, Breakfast Bar, Built-in Features		

Inclusions: remote for blackout blinds.

OPEN HOUSE SUNDAY OCT 5th 1-3pm. 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.