

# \$340,000 - 1910, 135 13 Avenue Sw, Calgary

MLS® #A2210634

## \$340,000

1 Bedroom, 1.00 Bathroom, 685 sqft

Residential on 0.00 Acres

Beltline, Calgary, Alberta

Welcome to Colours – Urban Living in the Heart of Downtown Calgary.

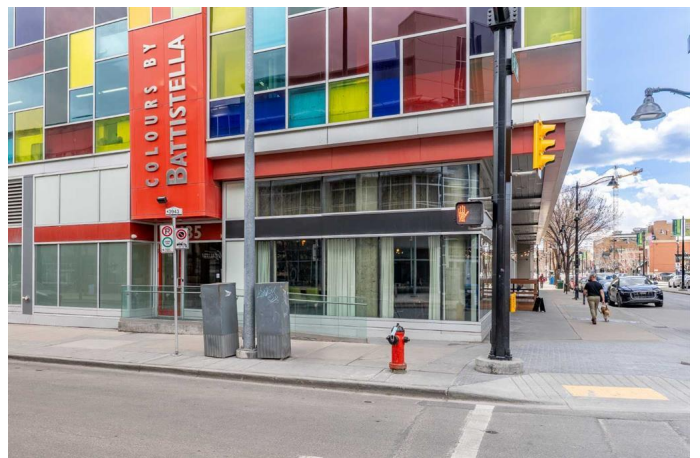
Located in one of downtown Calgary's most energetic and walkable neighborhoods, Colours places you just steps from the city's best caf s, bars, breweries, boutique shopping, and fitness studios. Start your day with coffee at Analog, meet friends for cocktails at Proof or Last Best, and explore the trendy shops and eateries along 17th Avenue or throughout the Beltline. Whether you're grabbing brunch, hitting a spin class, or enjoying the nightlife, this location delivers the ultimate urban lifestyle.

Step into this warm and modern open-concept unit, where high ceilings, polished concrete floors, and floor-to-ceiling windows create a bright, loft-style atmosphere. The layout seamlessly blends cooking, dining, and entertaining, making it the perfect space to host or unwind in style.

The kitchen features sleek dark cabinetry, stainless steel appliances, and granite countertops – a stylish and functional hub for everyday living.

Storage has been thoughtfully optimized in both closets, and the unit includes in-suite laundry for added convenience.

The bathroom is beautifully finished with matching dark cabinetry, granite counters, an



oversized mirror, a dual-flush toilet, and a deep soaker tub/shower combo.

Enjoy unobstructed corner views from your private 19th-floor balcony, complete with a gas line for your BBQ. With a clear sightline to the Calgary Stampede grounds, you'll have front-row seats to the summer fireworks. Additional features include a secured parking stall and access to the building's expansive sunny patio, exclusive to residents – a perfect spot to relax, socialize, or soak up the sun.

Built in 2008

**Essential Information**

MLS® #	A2210634
Price	\$340,000
Bedrooms	1
Bathrooms	1.00
Full Baths	1
Square Footage	685
Acres	0.00
Year Built	2008
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

**Community Information**

Address	1910, 135 13 Avenue Sw
Subdivision	Beltline
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2R 0W8

**Amenities**

Amenities	Bicycle Storage, Elevator(s), Parking
-----------	---------------------------------------

Parking Spaces	1
Parking	Parkade

### Interior

Interior Features	Built-in Features, Closet Organizers
Appliances	Dishwasher, Electric Range, Microwave Hood Fan, Refrigerator, Washer/Dryer Stacked
Heating	Baseboard, Boiler, Natural Gas
Cooling	Central Air
# of Stories	22

### Exterior

Exterior Features	Balcony, BBQ gas line
Construction	Concrete, Metal Siding, Glass

### Additional Information

Date Listed	April 10th, 2025
Days on Market	29
Zoning	CC-COR

### Listing Details

Listing Office	Hope Street Real Estate Corp.
----------------	-------------------------------

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