



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**135 13 Avenue #1911, Calgary T2R 0W8**

MLS® #: **A2162942**      Area: **Beltline**      Listing Date: **09/05/24**      List Price: **\$399,900**  
 Status: **Active**      County: **Calgary**      Change: **None**      Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
 Sub Type: **Apartment**  
 City/Town: **Calgary**  
 Year Built: **2008**

Lot Information

Lot Sz Ar:  
 Lot Shape:

Access:

Lot Feat:  
 Park Feat: **Underground**

Finished Floor Area

Abv Sqft: **859**  
 Low Sqft:  
 Ttl Sqft: **859**

DOM

**13**  
Layout  
 Beds: **2 (2 )**  
 Baths: **2.0 (2 0)**  
 Style: **Apartment**

Parking

Ttl Park: **1**  
 Garage Sz:

Utilities and Features

Roof:  
 Heating: **Baseboard,Hot Water**  
 Sewer:  
 Ext Feat: **Balcony**

Construction: **Concrete**  
 Flooring: **Concrete**  
 Water Source:  
 Fnd/Bsmt:

Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Garage Control(s),Microwave Hood Fan,Refrigerator,Washer,Window Coverings**  
 Int Feat: **High Ceilings**  
 Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
<b>3pc Bathroom</b>	<b>Main</b>	<b>9`4" x 7`4"</b>	<b>4pc Ensuite bath</b>	<b>Main</b>	<b>5`7" x 8`10"</b>
<b>Bedroom - Primary</b>	<b>Main</b>	<b>12`5" x 9`5"</b>	<b>Dining Room</b>	<b>Main</b>	<b>8`6" x 9`1"</b>
<b>Kitchen</b>	<b>Main</b>	<b>8`9" x 9`1"</b>	<b>Laundry</b>	<b>Main</b>	<b>6`3" x 6`9"</b>
<b>Living Room</b>	<b>Main</b>	<b>17`8" x 11`4"</b>	<b>Bedroom</b>	<b>Main</b>	<b>9`3" x 11`7"</b>

Legal/Tax/Financial

Condo Fee: **\$617**      Title: **Fee Simple**      Zoning: **CC-COR**

Fee Freq:  
**Monthly**

Legal Desc: **0910028**

Remarks

---

Pub Rmks: **COLOURS will be adding Colour to your life with Picturesque Views from the 19th floor of a 23-Floor High Rise which is strategically located in the BELTLINE and the sought-after Downtown! This is a bright, open and spacious, Air-Conditioned apartment with exceptional natural light, 9-foot ceilings and offering 2 bedrooms, a Full ENSUITE bathroom Plus a second full 3-piece bathroom! The very functional kitchen has plenty of cabinetry, stainless steel appliances and the adjoining huge living & dining rooms will lead you through sliding patio doors to an expansive EAST balcony with a gas line for a BBQ! You will be sure to enjoy the easy to care for polished concrete flooring, granite countertops, central air conditioning & in-suite LAUNDRY and yes there is TITLED underground parking. This is a well managed building with communal patio, recycling bins and bike storage. Come, enjoy an ideal urban lifestyle at an affordable price in a Pet-friendly building where dogs are welcomed with board approval.**

Inclusions: **2 shelving units**  
Property Listed By: **Colpitts Realty Ltd.**

---

**TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123**