

135 13 Avenue #1609, Calgary T2R 0W8

MLS® #: **A2186433** Area: **Beltline** Listing Date: **01/09/25** List Price: **\$365,000**
 Status: **Pending** 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:

Finished Floor Area
 Abv Sqft: **700**
 Low Sqft:
 Ttl Sqft: **700**

Access:
 Lot Feat:
 Park Feat: **Parkade,Stall,Titled,Underground**

DOM

13
Layout
 Beds: **1 (1)**
 Baths: **1.0 (1 0)**
 Style: **High-Rise (5+)**

Parking

Ttl Park: **1**
 Garage Sz:

Utilities and Features

Roof:
 Heating: **Baseboard,Natural Gas**
 Sewer:
 Ext Feat: **Balcony**
 Construction: **Concrete**
 Flooring: **Concrete**
 Water Source:
 Fnd/Bsmt:
 Kitchen Appl: **Dishwasher,Dryer,Electric Stove,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>
Living Room	Main	26`1" x 13`5"	Dining Room	Main	12`7" x 5`10"
Foyer	Main	6`3" x 9`6"	Kitchen	Main	12`7" x 5`9"
Bedroom	Main	11`1" x 8`8"	4pc Bathroom	Main	5`5" x 8`8"

Legal/Tax/Financial

Condo Fee: Title: Zoning:

\$500

Fee Simple
Fee Freq:
Monthly

CC-COR

Legal Desc: 0910028

Remarks

Pub Rmks: **Step into this bright and inviting 16th-floor, south-facing 1-bedroom unit in Colours, where stunning city views take center stage. With 45 feet of floor-to-ceiling windows, the breathtaking panorama is sure to inspire you daily. The modern interior boasts polished concrete floors, rich espresso cabinetry, and sleek stainless steel appliances, all complemented by an open-concept layout that maximizes the space. There's even a perfect spot to set up your home office, making it a great fit for remote work. Step out onto your covered balcony to soak up the sun or admire the skyline, rain or shine. In-suite laundry and a titled underground parking stall add to the convenience. Located in the vibrant heart of the Beltline, Colours puts you just steps away from trendy shops, cozy cafes, top-notch restaurants, and beautiful parks, the Saddledome to catch a game or concert, and the MNP Centre for swimming & exercise. Whether you're walking, biking, or driving, everything you need is right at your doorstep. Don't miss your chance to own this stylish urban retreat—schedule your showing today!**

Inclusions: N/A
Property Listed By: RE/MAX First

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







