

# \$385,000 - 1311, 135 13 Avenue Sw, Calgary

MLS® #A2249434

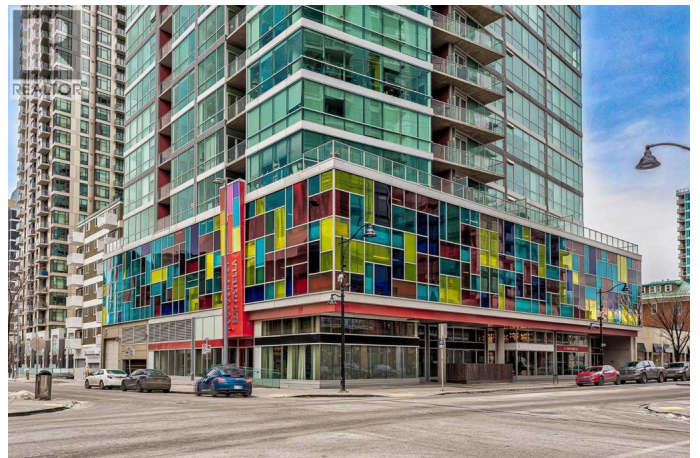
**\$385,000**

2 Bedroom, 2.00 Bathroom, 877 sqft

Single Family on 0.00 Acres

Beltline, Calgary, Alberta

Welcome to Colours where modern design, inner-city convenience, and urban energy all collide. This 2-bed, 2-bath condo isn't just four walls and a roof it's a launchpad for your lifestyle, or a solid asset for your portfolio. From the moment you walk in, you're hit with natural light streaming through floor-to-ceiling windows, highlighting polished concrete floors and those sleek, contemporary finishes that give the space its signature loft vibe. The open concept layout is versatile – big enough to entertain, yet perfectly functional for everyday living. The kitchen is a showpiece on its own, with granite countertops, stainless steel appliances, and modern cabinetry – whether you're cooking for two, hosting friends, or just grabbing takeout, this space keeps up. The primary suite is a good size with its own 4-piece ensuite, while the second bedroom offers flexibility for a roommate, home office, or guest room. A sliding glass wall adds a modern twist, giving you the option to create privacy when you want it, or keep the flow open and airy. Step outside to your private balcony and take in the city from above. With glass railing and a built-in gas line for your BBQ, this space is perfect for summer grilling, morning coffee, or winding down as the city lights sparkle at night. And it doesn't stop there. Living at Colours comes with perks designed for a modern lifestyle: secure bike storage, a shared rooftop patio for when you want a bigger hangout spot, heated



underground parking, 24-hour surveillance for peace of mind, and a building thatâ€™s both pet-friendly and wheelchair accessible. The location? It doesnâ€™t get better. Youâ€™re steps from Sunterra Market, the LRT, coffee shops, gyms, tennis courts, and some of Calgaryâ€™s hottest restaurants and nightlife. Work downtown? Your â€œcommuteâ€• is now a short walk. Play downtown? Youâ€™re already there. Whether youâ€™re a young professional chasing the ultimate downtown urban retreat, or an investor looking for a turnkey rental in one of Calgaryâ€™s most sought-after inner-city hubs, this condo checks all the boxes. Stylish, functional, and perfectly located â€“ itâ€™s everything inner-city living is supposed to be. (id:6289)

Built in 2009

**Essential Information**

Listing #	A2249434
Price	\$385,000
Bedrooms	2
Bathrooms	2.00
Square Footage	877
Acres	0.00
Year Built	2009
Type	Single Family
Sub-Type	Condominium/Strata

**Community Information**

Address	1311, 135 13 Avenue Sw
Subdivision	Beltline
City	Calgary
Province	Alberta
Postal Code	T2R0W8

**Amenities**

Amenities	Park, Schools, Shopping
-----------	-------------------------

Features	Closet Organizers, No Smoking Home, Gas BBQ Hookup, Parking
Parking Spaces	1
Parking	Garage, Heated Garage, Underground
# of Garages	1

### Interior

Appliances	Washer, Refrigerator, Dishwasher, Stove, Dryer, Microwave, Window Coverings
Heating	Forced air
Cooling	Central air conditioning
# of Stories	25

### Exterior

Exterior	Concrete
Construction	Poured concrete, Steel frame
Foundation	Poured Concrete

### Listing Details

Listing Office eXp Realty



The trademarks MLS®, Multiple Listing Service® 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. REALTOR®. Member of CREA and more.

Listing information last updated on October 14th, 2025 at 11:01pm PDT