

# \$399,900 - 2011, 135 13 Avenue Sw, Calgary

MLS® #A2224381

**\$399,900**

2 Bedroom, 2.00 Bathroom, 871 sqft

Residential on 0.00 Acres

Beltline, Calgary, Alberta

Experience the best of inner-city living in this stylish and modern condo in the sought-after Colours building! This thoughtfully designed unit features two spacious bedrooms and two full bathrooms, including a private 4-piece ensuite. You'll love the bright and open layout with floor-to-ceiling windows that flood the space with beautiful morning light and showcase fabulous city views. Standout features include sleek polished concrete floors, contemporary cabinetry, granite countertops, stainless steel appliances, diffused glass sliding wall for added privacy or flexibility, custom sun shades, and soaring ceilings. Step out onto the glass-railed balcony with a gas line for your BBQ—perfect for entertaining. Additional perks include air conditioning, in-suite laundry, and titled underground parking. Colours is a well-managed, pet-friendly, and wheelchair-accessible building offering convenient amenities such as bike storage, a shared rooftop patio, heated underground parking, and 24-hour surveillance. All this, just steps to dining, cafes, boutiques, tennis courts, the LRT, Sunterra Market, and downtown—walk to work or play with ease. Don't miss this opportunity to own in one of Calgary's most vibrant communities!

Built in 2009

## Essential Information



|                |                   |
|----------------|-------------------|
| MLS® #         | A2224381          |
| Price          | \$399,900         |
| Bedrooms       | 2                 |
| Bathrooms      | 2.00              |
| Full Baths     | 2                 |
| Square Footage | 871               |
| Acres          | 0.00              |
| Year Built     | 2009              |
| Type           | Residential       |
| Sub-Type       | Apartment         |
| Style          | Single Level Unit |
| Status         | Active            |

### Community Information

|             |                        |
|-------------|------------------------|
| Address     | 2011, 135 13 Avenue Sw |
| Subdivision | Beltline               |
| City        | Calgary                |
| County      | Calgary                |
| Province    | Alberta                |
| Postal Code | T2R 0V7                |

### Amenities

|                |                                                                             |
|----------------|-----------------------------------------------------------------------------|
| Amenities      | Elevator(s), Secured Parking, Storage, Trash, Bicycle Storage, Snow Removal |
| Parking Spaces | 1                                                                           |
| Parking        | Heated Garage, Titled, Underground                                          |

### Interior

|                   |                                                                                                                   |
|-------------------|-------------------------------------------------------------------------------------------------------------------|
| Interior Features | Granite Counters, High Ceilings, No Smoking Home, Open Floorplan                                                  |
| Appliances        | Dishwasher, Dryer, Microwave Hood Fan, Refrigerator, Washer, Window Coverings, Central Air Conditioner, Gas Stove |
| Heating           | Baseboard, Natural Gas                                                                                            |
| Cooling           | Central Air                                                                                                       |
| # of Stories      | 22                                                                                                                |

### Exterior

|                   |                               |
|-------------------|-------------------------------|
| Exterior Features | Balcony                       |
| Roof              | See Remarks                   |
| Construction      | Concrete, Glass, Metal Siding |

Foundation                      Poured Concrete

**Additional Information**

Date Listed                      July 9th, 2025  
Days on Market                24  
Zoning                              CC-COR

**Listing Details**

Listing Office                    RE/MAX House of Real Estate

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