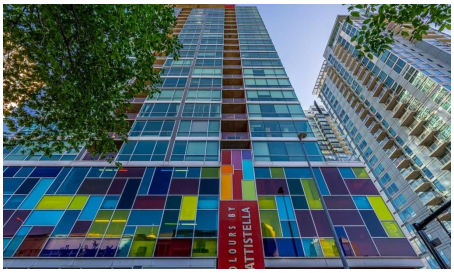
1508 135 13 Avenue SW

Calgary | Active | MLS® A2344309

$320,000









Bedrooms	Bathrooms	Year Built	Living area
1	**1**	**2009**	**633 sq. ft.**

Your next move starts with a conversation.

403-830-5152 | tiwana@maltiwana.ca

Listed by REMAX Innovations

A closer look

INCREDIBLE VALUE AND AN UNBEATABLE INNER-CITY LIFESTYLE! Located on the 15TH FLOOR of Colours, this SOUTHWEST CORNER SUITE offers STUNNING VIEWS of the DOWNTOWN SKYLINE, STAMPEDE PARK, and the MOUNTAINS. Enjoy spectacular sunsets and sparkling city lights from your own private retreat high above the Beltline.

Designed with an OPEN CONCEPT LAYOUT, this ONE BEDROOM residence feels exceptionally spacious thanks to the impressive 9.5-FOOT CEILINGS and dramatic FLOOR-TO-CEILING WINDOWS that showcase the incredible views and create an abundance of natural light. POLISHED CONCRETE FLOORS enhance the modern urban vibe throughout. The stylish kitchen features GRANITE COUNTERTOPS, STAINLESS STEEL APPLIANCES, generous storage, and a convenient BREAKFAST BAR that flows seamlessly into the main living area. A FLEX SPACE OR OFFICE AREA provides the perfect work-from-home setup, while the private balcony is ideal for relaxing and taking in the spectacular surroundings.

The spacious bedroom enjoys full-height windows and a WALK-THROUGH CLOSET, while the beautifully appointed bathroom offers a SOAKER TUB, GRANITE VANITY, and MARBLE TILE accents. Additional conveniences include IN-SUITE LAUNDRY, TITLED UNDERGROUND PARKING, BIKE STORAGE, and PROFESSIONAL MANAGEMENT.

Love the benefits of living in a solid CONCRETE BUILDING with the added advantage of LOW CONDO FEES, offering outstanding value and peace of mind. This is the ultimate LOCK-AND-LEAVE LIFESTYLE for professionals, first-time buyers, and investors. Leave the car parked in your secure underground stall and WALK EVERYWHERE. Enjoy easy access to Stampede Park, the Saddledome, 17TH AVENUE, restaurants, coffee shops, nightlife, shopping, fitness studios, and transit. Whether you're meeting friends for dinner, attending concerts and festivals, or simply enjoying the energy of downtown Calgary, you'll love being right in the centre of it all.

AFFORDABLE, LOW-MAINTENANCE, and perfectly positioned for those who value WALKABILITY, CONVENIENCE, and an EXCITING URBAN LIFESTYLE, this exceptional home delivers incredible views, outstanding value, and the best of downtown living.

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2344309
Bedrooms	1
Bathrooms	1
Year Built	2009
Property Type:	Residential

Property Sub Type:	Apartment
Condo Type:	Conventional Condo
Transaction Type:	For Sale
Suite:	No
Num Legal Suites:	0
Num Illegal Suites:	0
Home Style:	Apartment-Single Level Unit
Total Living Area:	633 sq. ft.
Main Level Finished Area:	633 sq. ft.
Condo Fee:	$494.35
Condo Fee Includes:	Heat, Professional Management, Reserve Fund Contributions, Sewer, Snow Removal, Trash, Water
Front Exposure:	East
Unit Exposure:	Southeast
Floor Location:	Other
Entry Level:	15
Stories Total:	22
Levels:	Single Level Unit
End Unit:	2+ Common Walls
Total Rooms Above Grade:	4
Year built:	2009 (Age: 17)
Bedrooms:	1 (Above Grd: 1)
Bedrooms Above Grade:	1
Bedrooms On Main:	1
Bedrooms Below Grade:	0
Bathrooms:	1.0 (Full:1, Half:0)

Num Ensuite Baths:	0
Plan:	0910028
Heating:	Baseboard
New Constr.:	No
Construction Material:	Concrete, Metal Siding
Structure Type:	High Rise (5+ stories)
Ensuite:	No
Flooring:	Concrete
Cooling:	Central Air
Fireplaces:	0
Garage:	No
Parking:	Parkade, Stall
Parking Places:	1
Parking Total/Covered:	1 / -
Laundry Features:	In Unit
Condo Fee Frequency:	Monthly
City Quadrant:	Southwest
Condo Name:	Colours
Community:	Beltline
Amenities:	Bicycle Storage, Elevator(s), Visitor Parking
Appliances:	Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer
Inclusions:	n/a
Restrictions:	Pet Restrictions or Board approval Required
Pets Allowed:	Restrictions
Main Floor	Kitchen · 10'3" × 7'2" ·
Main Floor	Living Room · 16' × 15'5" ·

Main Floor	Other · 5'3" × 2'8" ·
Main Floor	Bedroom - Primary · 10'8" × 9'4" ·
Title to Land:	Fee Simple
Community Features:	Schools Nearby, Shopping Nearby, Sidewalks, Street Lights
Interior Features:	Breakfast Bar, Granite Counters
Exterior Features:	Balcony
Patio And Porch Features:	Balcony(s)
Num. of Parcels:	0
Region:	Calgary
Zone:	CAL Zone CC
Zoning:	CC-COR
Listed Date:	Sep 11, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/1508-135-13-avenue-sw-calgary-a2344309/

Tiwana Team | 403-830-5152 | tiwana@maltiwana.ca

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Prepared November 23, 2026. Listing details and availability may change. This brochure is not a contract. Contact the Tiwana Team for current information.