509 135 13 Avenue SW

Calgary | Active | MLS® A2345177

$277,700









Bedrooms	Bathrooms	Year Built	Living area
1	**1**	**2009**	**703.69 sq. ft.**

Your next move starts with a conversation.

403-830-5152 | tiwana@maltiwana.ca

Listed by RE/MAX First

A closer look

Set in the heart of the Beltline, this impressive corner unit in Colours offers incredible southwest views, modern design, and an unbeatable inner-city location. With floor-to-ceiling windows wrapping around the space and covering more than half of the unit’s walls, this home is filled with natural light while showcasing sweeping city and mountain views. Corner units with this exposure and window coverage rarely come available, making this a standout opportunity. The spacious one-bedroom layout features an open, functional design that makes everyday living easy. The seamless flow between the living, dining, and kitchen areas creates a comfortable space for relaxing, entertaining, or working from home. Whether you’re a first-time buyer, investor, or someone looking for a low-maintenance urban lifestyle, this unit offers flexibility and great use of space. The kitchen is finished with rich espresso cabinetry, granite countertops, and stainless steel appliances, combining clean, modern style with practical function. The open design keeps the space feeling bright and connected, while the expansive windows create an inviting atmosphere throughout the home. The bedroom offers a comfortable retreat with plenty of natural light, and the bathroom continues the home’s modern finishes. Additional features include in-suite laundry, heated underground parking, and the peace of mind of a secure, well-managed building. Living in Colours means you’re steps away from everything the Beltline has to offer. Enjoy walking access to restaurants, cafés, shopping, nightlife, and everyday amenities, with quick access to downtown offices, transit, and green spaces. It’s a location that truly supports a convenient, walkable lifestyle. If you’re looking for a bright, modern condo with incredible views and a central location, this corner unit delivers outstanding value and style in one of Calgary’s most vibrant communities.

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2345177
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:	703.69 sq. ft.
Main Level Finished Area:	703.69 sq. ft.
Condo Fee:	$531.42
Condo Fee Includes:	Amenities of HOA/Condo, Common Area Maintenance, Gas, Heat, Maintenance Grounds, Parking, Professional Management, Reserve Fund Contributions, Sewer, Trash, Water
Front Exposure:	South
Unit Exposure:	Southwest
Floor Location:	Other
Entry Level:	5
Stories Total:	23
Levels:	Single Level Unit
End Unit:	2+ Common Walls, End Unit
Total Rooms Above Grade:	6
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:	Fan Coil, Natural Gas
New Constr.:	No
Construction Material:	Concrete
Structure Type:	High Rise (5+ stories)

Ensuite:	No
Flooring:	Concrete, See Remarks
Cooling:	None
Fireplaces:	0
Garage:	No
Parking:	Heated Garage, Parkade, Stall, Titled, Underground
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), Roof Deck, Secured Parking
Appliances:	Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer Stacked, Window Coverings
Inclusions:	N/A
Restrictions:	Pet Restrictions or Board approval Required
Pets Allowed:	Restrictions, Yes
Main Floor	Foyer · 9'6" × 6'5" ·
Main Floor	Kitchen · 12'6" × 11'7" ·
Main Floor	Dining Room · 7'8" × 4'2" ·
Main Floor	Living Room · 16'3" × 13'2" ·
Main Floor	Office · 11'1" × 5'9" ·
Main Floor	Bedroom · 11' × 8'7" ·
Title to Land:	Fee Simple

Community Features:	Park, Playground, Schools Nearby, Shopping Nearby, Sidewalks, Street Lights
Interior Features:	Granite Counters, High Ceilings, Kitchen Island, Low Flow Plumbing Fixtures
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 14, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/509-135-13-avenue-sw-calgary-a2345177/

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