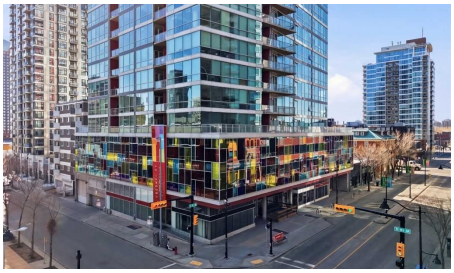
706 135 13 Avenue SW

Calgary | Active | MLS® A2345153

$290,000









Bedrooms	Bathrooms	Year Built	Living area
2	**1**	**2008**	**683.02 sq. ft.**

Your next move starts with a conversation.

403-830-5152 | tiwana@maltiwana.ca

Listed by eXp Realty

A closer look

Downtown living reaches a new level of style and convenience in this beautifully appointed two-bedroom, one-bathroom residence in the sought-after Colours building, ideally located on vibrant 13th Avenue. Featuring brand-new LVP flooring throughout and titled underground parking, this home offers a fresh, modern feel with exceptional convenience.

Thoughtfully designed, the space blends contemporary comfort with urban energy and is perfectly suited for first-time buyers, savvy investors, or professionals seeking the ultimate live/work lifestyle in the heart of the city.

Enjoy immediate access to some of Calgary’s best amenities. Upscale dining, trendy cafés, lively bars, boutique shopping, and everyday conveniences are all just steps from your front door. You’re also moments away from the Stampede Grounds and the renowned culinary and entertainment scene along 17th Avenue.

Whether you're looking to invest, simplify, or immerse yourself in downtown living, this exceptional location and move-in-ready residence offer an opportunity not to be missed.

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2345153
Bedrooms	2
Bathrooms	1
Year Built	2008
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:	683.02 sq. ft.
Condo Fee:	$543.78
Condo Fee Includes:	Common Area Maintenance, Heat, Insurance, Professional Management, Reserve Fund Contributions, Trash
Front Exposure:	North
Unit Exposure:	West
Floor Location:	Other
Entry Level:	7
Stories Total:	23
Levels:	Single Level Unit
End Unit:	2+ Common Walls
Total Rooms Above Grade:	4
Year built:	2008 (Age: 18)
Bedrooms:	2 (Above Grd: 2)
Bedrooms Above Grade:	2
Bedrooms On Main:	2
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
Structure Type:	High Rise (5+ stories)
Ensuite:	No
Flooring:	Vinyl Plank

Cooling:	Central Air
Fireplaces:	0
Garage:	No
Parking:	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:	Elevator(s), Secured Parking
Appliances:	Dishwasher, Electric Range, Microwave Hood Fan, Refrigerator, Washer/Dryer
Inclusions:	Wall-mounted TV bracket, floating media console, wardrobe unit
Restrictions:	Pet Restrictions or Board approval Required
Pets Allowed:	Restrictions
Main Floor	Kitchen · 15'6" × 11'3" ·
Main Floor	Living Room · 13'6" × 12'2" ·
Main Floor	Bedroom - Primary · 11'11" × 9'6" ·
Main Floor	Bedroom · 12' × 10'4" ·
Title to Land:	Fee Simple
Community Features:	Park, Playground, Schools Nearby, Shopping Nearby, Street Lights, Tennis Court(s), Walking/Bike Paths
Interior Features:	Built-in Features, Closet Organizers
Exterior Features:	Balcony, BBQ gas line
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/706-135-13-avenue-sw-calgary-a2345153/

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

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