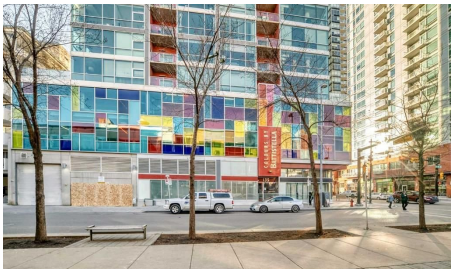
810 135 13 Avenue SW

Calgary | Active | MLS® A2338129

$311,000









Bedrooms	Bathrooms	Year Built	Living area
1	**1**	**2008**	**701.7 sq. ft.**

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403-830-5152 | tiwana@maltiwana.ca

Listed by Diamond Realty & Associates Ltd

A closer look

Location, location, location. Situated just one block from the LRT, this exceptional downtown condo offers quick access to the core and is only minutes from all the amenities along vibrant 17th Avenue. Steps from First Street Market and some of Calgary’s most celebrated restaurants including Pat and Betty, Ten Foot Henry, and Calcutta Cricket Club, this home is also within walking distance to the Stampede Grounds, the Saddledome, the upcoming Entertainment District, and everything the Beltline has to offer. Available parking underground for rent.

Located in the sought-after Colours building, this fully furnished one-bedroom, one-bath residence is short-term rental friendly, making it an excellent investment opportunity. Two elevators welcome you through the trendy lobby and up to the 8th floor, where you’ll enjoy fantastic views from both the living room and private balcony. Polished concrete floors flow throughout the open-concept living, dining, and kitchen areas, while 9-foot ceilings and expansive windows flood the space with natural light, creating an airy and spacious feel.

The kitchen offers ample cabinet and counter space, stainless steel appliances, and comes fully equipped for immediate move-in or rental use. If buyers doesn't want furniture, that is something that the seller can take out. A portable island with seating provides casual dining, with plenty of room for a table if desired. Step outside balcony, complete with a gas hookup for convenient BBQing. A large closet houses the washer and dryer and provides extra storage for coats, shoes, or seasonal items.

The bedroom features sliding doors and easy access to a spacious four-piece bathroom with a tub and shower combination. Colours residents enjoy communal bike storage, rentable private storage lockers, and a shared outdoor space, with underground parking often available for rent if needed.

This unit is ideal for young professionals, first-time buyers, empty nesters, and investors alike. With its unbeatable location and short-term rental flexibility, Colours offers incredible value and lifestyle convenience. What more could you ask for!

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2338129
Bedrooms	1
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:	701.7 sq. ft.
Main Level Finished Area:	701.7 sq. ft.
Condo Fee:	$419.27
Condo Fee Includes:	Common Area Maintenance, Heat, Insurance, Professional Management, Reserve Fund Contributions, Security, Snow Removal, Trash, Water
Front Exposure:	East
Unit Exposure:	East
Floor Location:	Other
Entry Level:	8
Stories Total:	23
Levels:	Single Level Unit
End Unit:	2+ Common Walls
Total Rooms Above Grade:	4
Year built:	2008 (Age: 18)
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 Frame
Structure Type:	High Rise (5+ stories)
Ensuite:	No
Flooring:	Concrete
Cooling:	None
Fireplaces:	0
Garage:	No
Parking:	None
Parking Places:	0
Parking Total/Covered:	0 / -
Laundry Features:	In Unit
Condo Fee Frequency:	Monthly
City Quadrant:	Southwest
Condo Name:	Colours
Community:	Beltline
Amenities:	Bicycle Storage, Elevator(s)
Appliances:	Dishwasher, Dryer, Electric Stove, Microwave, Refrigerator, Washer, Window Coverings
Inclusions:	2 fobs, Yale lock, furniture optional
Restrictions:	Pets Allowed, Short Term Rentals Allowed
Pets Allowed:	Yes
Main Floor	Entrance · 6'5" × 4'5" ·
Main Floor	Living Room · 17'8" × 11'9" ·

Main Floor	Dining Room · 9'3" × 8'9" ·
Main Floor	Kitchen · 11' × 9'9" ·
Main Floor	Bedroom - Primary · 10' × 9'8" ·
Main Floor	Laundry · 6' × 3' ·
Title to Land:	Fee Simple
Community Features:	Playground, Schools Nearby, Shopping Nearby, Sidewalks, Tennis Court(s), Walking/Bike Paths
Interior Features:	High Ceilings, Kitchen Island, Open Floorplan
Exterior Features:	Balcony
Patio And Porch Features:	Balcony(s)
Num. of Parcels:	0
Region:	Calgary
Zone:	CAL Zone CC
Zoning:	CC-COR
Listed Date:	Aug 26, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/810-135-13-avenue-sw-calgary-a2338129/

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

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