



## 135 13 Avenue Calgary Alberta

\$369,900

Rarely do these "09" units with expansive, over 55 feet of windows facing south and east come available! This sophisticated original owner corner unit has numerous upgrades and is ideally located in the luxurious Colours building! situated in the midst of Calgary's premier entertainment district, just steps away from the stampede grounds, Central Memorial Park, Haultain tennis courts and vibrant 17th Ave, with nightlife, dining, pubs, diverse shops and much more right at your doorstep. Immediately be impressed upon entry by the unique layout, distinctive finishes, endless natural light, panoramic views, polished concrete floors and modern, yet comfortable design. The unit is perfectly centred around the expansive floor-to-ceiling windows with 180-degree showstopping views that will be the envy of your guests. Culinary adventures are created in the sleek kitchen boasting stainless steel appliances that contrast beautifully with the rich cabinetry and stone countertops. Slider doors lead to the expansive balcony encouraging peaceful morning coffees, casual barbeques and lazy weekends unwinding with the big city lights and stampede fireworks as the breathtaking backdrop. The living and dining rooms also embrace the same light and glass as the rest of the home, promoting relaxation and entertaining alike. Imagine breakfasts in bed sleepily gazing at those incredible views from the full-height windows in your spacious primary bedroom. Nestled amongst windows the den is an inspiring work or hobby space. Finished in the same style is the 4-piece bathroom boasting stone countertops and a deep tub for a soothing dip after a long day. In-suite laundry and titled, heated underground parking (P2-#289) add to your comfort and convenience. Short-term rental and pet-friendly (upon board approval) building! This amazing inner-city location is directly across Starbucks, a yoga stud...

Kitchen 11.75 Ft x 12.58 Ft

Living room 11.33 Ft x 26.33 Ft

Den 6.17 Ft x 6.17 Ft

Primary Bedroom 8.58 Ft x 11.17 Ft

4pc Bathroom Measurements not available

Listing Presented By:



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