



## 135 13 Avenue Calgary Alberta

\$399,900

COLOURS will be adding Colour to your life with Picturesque Views from the 19th floor of a 23-Floor High Rise which is strategically located in the BELTLINE and the sought-after Downtown! This is a bright, open and spacious, Air-Conditioned apartment with exceptional natural light, 9-foot ceilings and offering 2 bedrooms, a Full ENSUITE bathroom Plus a second full 3-piece bathroom! The very functional kitchen has plenty of cabinetry, stainless steel appliances and the adjoining huge living & dining rooms will lead you through sliding patio doors to an expansive EAST balcony with a gas line for a BBQ! You will be sure to enjoy the easy to care for polished concrete flooring, granite countertops, central air conditioning & in-suite LAUNDRY and yes there is TITLED underground parking. This is a well managed building with communal patio, recycling bins and bike storage. Come, enjoy an ideal urban lifestyle at an affordable price in a Pet-friendly building where dogs are welcomed with board approval. (id:6769)

3pc Bathroom 9.33 Ft x 7.33 Ft

4pc Bathroom 5.58 Ft x 8.83 Ft

Primary Bedroom 12.42 Ft x 9.42 Ft

Dining room 8.50 Ft x 9.08 Ft

Kitchen 8.75 Ft x 9.08 Ft

Laundry room 6.25 Ft x 6.75 Ft

Living room 17.67 Ft x 11.33 Ft

Bedroom 9.25 Ft x 11.58 Ft

Listing Presented By:



Originally Listed by:  
Colpitts Realty Ltd.

<https://briancolpitts.my-ubertor.com/>

**RE/MAX Realty Professionals**

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