

135 13 Avenue Calgary Alberta

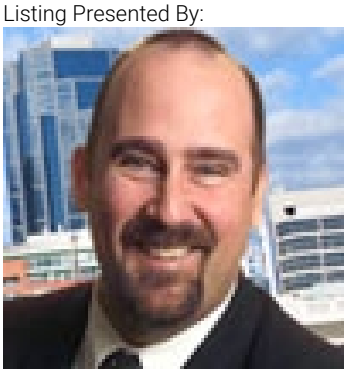
$320,000

INCREDIBLE VALUE AND AN UNBEATABLE INNER-CITY LIFESTYLE! Located on the 15TH FLOOR of Colours, this SOUTHWEST CORNER SUITE offers STUNNING VIEWS of the DOWNTOWN SKYLINE, STAMPEDE PARK, and the MOUNTAINS. Enjoy spectacular sunsets and sparkling city lights from your own private retreat high above the Beltline.Designed with an OPEN CONCEPT LAYOUT, this ONE BEDROOM residence feels exceptionally spacious thanks to the impressive 9.5-FOOT CEILINGS and dramatic FLOOR-TO-CEILING WINDOWS that showcase the incredible views and create an abundance of natural light. POLISHED CONCRETE FLOORS enhance the modern urban vibe throughout. The stylish kitchen features GRANITE COUNTERTOPS, STAINLESS STEEL APPLIANCES, generous storage, and a convenient BREAKFAST BAR that flows seamlessly into the main living area. A FLEX SPACE OR OFFICE AREA provides the perfect work-from-home setup, while the private balcony is ideal for relaxing and taking in the spectacular surroundings.The spacious bedroom enjoys full-height windows and a WALK-THROUGH CLOSET, while the beautifully appointed bathroom offers a SOAKER TUB, GRANITE VANITY, and MARBLE TILE accents. Additional conveniences include IN-SUITE LAUNDRY, TITLED UNDERGROUND PARKING, BIKE STORAGE, and PROFESSIONAL MANAGEMENT.Love the benefits of living in a solid CONCRETE BUILDING with the added advantage of LOW CONDO FEES, offering outstanding value and peace of mind. This is the ultimate LOCK-AND-LEAVE LIFESTYLE for professionals, first-time buyers, and investors. Leave the car parked in your secure underground stall and WALK EVERYWHERE. Enjoy easy access to Stampede Park, the Saddledome, 17TH AVENUE, restaurants, coffee shops, nightlife, shopping, fitness studios, and transit. Whether you're meeting friends for dinner, attending concerts and festivals, or simply enjoying the energy of downtown Calgary, you'll love being right in the centre of...

Kitchen 7.17 Ft x 10.25 Ft
Living room 15.42 Ft x 16.00 Ft
Other 2.67 Ft x 5.25 Ft

Primary Bedroom 9.33 Ft x 10.67 Ft
4pc Bathroom 10.50 Ft x 9.00 Ft

Listing Presented By:



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