



**DJ Golden**  
**REAL ESTATE**

**780-897-4003**  
dj@djgolden.com

**1910, 135 13 Avenue SW**  
**Calgary, Alberta**

**MLS # A2210634**



**\$340,000**

<b>Division:</b>	Beltline		
<b>Type:</b>	Residential/High Rise (5+ stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	685 sq.ft.	<b>Age:</b>	2008 (17 yrs old)
<b>Beds:</b>	1	<b>Baths:</b>	1
<b>Garage:</b>	Parkade		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard, Boiler, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Concrete	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 515
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Glass, Metal Siding	<b>Zoning:</b>	CC-COR
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Built-in Features, Closet Organizers		

**Inclusions:** N/A

Welcome to Colours – Urban Living in the Heart of Downtown Calgary. Located in one of downtown Calgary’s most energetic and walkable neighborhoods, Colours places you just steps from the city’s best caf  s, bars, breweries, boutique shopping, and fitness studios. Start your day with coffee at Analog, meet friends for cocktails at Proof or Last Best, and explore the trendy shops and eateries along 17th Avenue or throughout the Beltline. Whether you’re grabbing brunch, hitting a spin class, or enjoying the nightlife, this location delivers the ultimate urban lifestyle. Step into this warm and modern open-concept unit, where high ceilings, polished concrete floors, and floor-to-ceiling windows create a bright, loft-style atmosphere. The layout seamlessly blends cooking, dining, and entertaining, making it the perfect space to host or unwind in style. The kitchen features sleek dark cabinetry, stainless steel appliances, and granite countertops – a stylish and functional hub for everyday living. Storage has been thoughtfully optimized in both closets, and the unit includes in-suite laundry for added convenience. The bathroom is beautifully finished with matching dark cabinetry, granite counters, an oversized mirror, a dual-flush toilet, and a deep soaker tub/shower combo. Enjoy unobstructed corner views from your private 19th-floor balcony, complete with a gas line for your BBQ. With a clear sightline to the Calgary Stampede grounds, you’ll have front-row seats to the summer fireworks. Additional features include a secured parking stall and access to the building’s expansive sunny patio, exclusive to residents – a perfect spot to relax, socialize, or soak up the sun.