

**806, 135 13 Avenue SW
Calgary, Alberta**

MLS # A2250960



\$395,000

Division:	Beltline		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	701 sq.ft.	Age:	2009 (16 yrs old)
Beds:	2	Baths:	1
Garage:	Parkade, Stall, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Fan Coil	Water:	-
Floors:	Hardwood	Sewer:	-
Roof:	-	Condo Fee:	\$ 527
Basement:	-	LLD:	-
Exterior:	Concrete	Zoning:	CC-COR
Foundation:	-	Utilities:	-
Features:	Bookcases, Breakfast Bar, Built-in Features		

Inclusions: None

Exceptional unit at "Colours" with an EXTENSIVE (\$50,000+) RENOVATION—a rarity in this building. These renovations totally elevate this suite starting with real white-oak-plank hardwood floors throughout—so much superior to the original concrete floors found in most units. Professionally painted throughout with new baseboards and new window coverings. Kitchen renovations include a new custom island with eating bar (storage on 2 sides), new backsplash, new lighting, sparkling white quartz counters and new stainless appliances: french-door fridge, full-size dishwasher and microwave-vent fan. The spacious primary bedroom with huge windows has a generous double-closet and blackout blinds. There's also a second bedroom with double-closet (currently used as fitness room). Bright renovated bath with new flooring, new white quartz counters and new lighting. The work-space also has new built-ins including work surface and lots of storage—a sliding door can conceal the office. New stacked washer/dryer. This suite is located on the west side of the building with views to the NW and SW. Floor-to-ceiling and wall-to-wall windows flood the suite with sunlight. 's long balcony with gas outlet for BBQ. Titled parking spot in the heated and secure garage. Colours is a well-managed and solid concrete building (no PTC) with central AC. Building amenities include a common terrace garden on the 4th level, bike storage and storage lockers for rent from the building. Great central location with a 98/100 walk score and 94/100 bike score. Surrounded by endless urban amenities including restaurants, coffee shops, bars, fitness, bike paths etc.