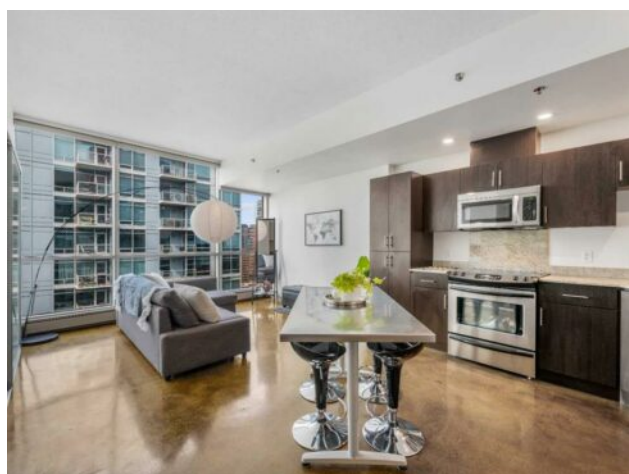


**2007, 135 13 Avenue SW
Calgary, Alberta**

MLS # A2255697



\$355,000

Division:	Beltline		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	648 sq.ft.	Age:	2009 (16 yrs old)
Beds:	2	Baths:	1
Garage:	Stall, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Concrete	Sewer:	-
Roof:	-	Condo Fee:	\$ 491
Basement:	-	LLD:	-
Exterior:	Concrete	Zoning:	CC-COR
Foundation:	Poured Concrete	Utilities:	-
Features:	Storage		

Inclusions: 2 Electronic Key Fobs

Beauty & Versatility on the 20th Floor! This gorgeous 2 bedroom home offers an attractive list price in a fantastic location. Colours is a building that is Airbnb friendly, this makes for a great home to live in and a great investment. This proud home comes fully furnished including small appliances, dishes, everything found within the doors and drawers within the home. It is ready for immediate possession, includes 1 indoor titled parking stall. The building offers a bike storage room,, and is conveniently located with Starbucks, Subway, pubs and restaurants, and countless amenities just outside the buildings front door. When visiting, be sure to take notice of the fresh paint, the upgraded doors, the new baseboards and more. Also check out the 4th floor common area, maintained with beautiful flowers offering a great space to get some fresh air and enjoy the views. This home has been lovingly maintained and is ready for you to simply move in and enjoy. Book your private viewing with your favorite Realtor and see this home today!