

# \$368,900 - 402, 135 13 Avenue Sw, Calgary

MLS® #A2251808

**\$368,900**

1 Bedroom, 1.00 Bathroom, 656 sqft

Residential on 0.00 Acres

Beltline, Calgary, Alberta

Airbnb-friendly and full of character, this stylish one-bedroom condo in the Colours building is your chance to own a slice of Calgary's vibrant 1st Street District whether you're ready to settle in or start generating income. With loft-inspired design, polished concrete floors, and an open-concept layout, this space feels effortlessly cool and tailored to your lifestyle. The real showstopper? A 350 sq. ft. private terrace that acts as your own outdoor living and dining room, complete with a raised garden bed and breathtaking city views perfect for entertaining or just unwinding after a long day.

Inside, the modern kitchen features stainless steel appliances, granite countertops, and an extended bar that's ideal for casual meals or happy hour with friends. The bright primary bedroom includes sliding glass doors, a walk-through closet with built-in organizers, and a private ensuite with its own linen closet. You'll also love the oversized in-suite storage room with laundry, plus a dedicated tech nook that's perfect for working from home or tucking away a media setup. With three out of four walls neighbour-free, you'll enjoy extra peace and privacy. A titled parking stall is included, and with Airbnb potential, this unit offers the kind of flexibility and freedom young buyers crave. Just steps to caf s, restaurants, nightlife, and the downtown core this is more than just a first home; it's a lifestyle upgrade waiting to happen.



Built in 2009

## Essential Information

|                |                   |
|----------------|-------------------|
| MLS® #         | A2251808          |
| Price          | \$368,900         |
| Bedrooms       | 1                 |
| Bathrooms      | 1.00              |
| Full Baths     | 1                 |
| Square Footage | 656               |
| Acres          | 0.00              |
| Year Built     | 2009              |
| Type           | Residential       |
| Sub-Type       | Apartment         |
| Style          | Single Level Unit |
| Status         | Active            |

## Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 402, 135 13 Avenue Sw |
| Subdivision | Beltline              |
| City        | Calgary               |
| County      | Calgary               |
| Province    | Alberta               |
| Postal Code | T2R 0W8               |

## Amenities

|                |                                        |
|----------------|----------------------------------------|
| Amenities      | Snow Removal, Trash, Community Gardens |
| Parking Spaces | 1                                      |
| Parking        | Parkade                                |

## Interior

|                   |                                                                                                      |
|-------------------|------------------------------------------------------------------------------------------------------|
| Interior Features | Breakfast Bar, Closet Organizers, Open Floorplan, Stone Counters, Walk-In Closet(s), Track Lighting  |
| Appliances        | Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer Stacked, Window Coverings |
| Heating           | Fan Coil                                                                                             |
| Cooling           | Central Air                                                                                          |
| # of Stories      | 23                                                                                                   |

## Exterior

|                   |                       |
|-------------------|-----------------------|
| Exterior Features | Balcony, BBQ gas line |
|-------------------|-----------------------|

Construction            Concrete, Metal Siding, Glass

**Additional Information**

Date Listed            August 26th, 2025  
Days on Market        15  
Zoning                 CC-COR

**Listing Details**

Listing Office            Royal LePage Benchmark

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