

\$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
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Construction Concrete, Glass, Metal Siding

Additional Information

Date Listed August 26th, 2025

Zoning CC-COR

Listing Details

Listing Office Royal LePage Benchmark

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