



806, 135 13 Avenue SW, Calgary, Alberta - \$395,000



Main Photo

Property Description

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. 15' 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.

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