

\$269,000 - 10, 1715 13 Street Sw, Calgary

MLS® #A2197015

\$269,000

2 Bedroom, 1.00 Bathroom, 664 sqft
Residential on 0.00 Acres

Lower Mount Royal, Calgary, Alberta

PRICE REDUCED OVER \$10k!! Welcome to Lower Mount Royal! This Top-floor two-bedroom unit is ideal for young couples or working professionals. This lovely condo offers maple hardwood flooring, tasteful ceramic tile, and neutral carpets. This functional layout also includes a glass-enclosed front balcony with black aluminum railings. There is ample natural light and large windows throughout. The kitchen is upgraded with maple cabinets, granite countertops, and stainless-steel appliances. There is also a built-in work desk in the hallway and a combination washer/dryer in a cupboard neatly tucked away in the kitchen. The bathroom offers a cultured marble sink with under-cabinet storage, upgraded hardware, and a deep soaker tub with tile surround. Both bedrooms are an excellent size with spacious closets. The location of this unit is steps away from all the amenities and UPTOWN 17 Ave SW. This is a wonderful place at a great price that is within walking distance of numerous amenities including Schools, Public Transit, Shopping, Cafés, and Restaurants. This apartment condo is an amazing opportunity to get into Calgary's real estate market. Make sure to book your viewing today!



10-1715 13 St SW, Calgary, AB

Main Floor Interior Area 664.42 sq ft



0 3 6 ft

PREPARED: 202411026

While regions are excluded from total floor area in GUIDE floor plans, all room dimensions and floor areas must be considered approximate and are subject to independent verification.

Built in 1968

Essential Information

MLS® #

A2197015

Price	\$269,000
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	664
Acres	0.00
Year Built	1968
Type	Residential
Sub-Type	Apartment
Style	Low-Rise(1-4)
Status	Active

Community Information

Address	10, 1715 13 Street Sw
Subdivision	Lower Mount Royal
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2T 3P5

Amenities

Amenities	Bicycle Storage, None
Parking Spaces	1
Parking	Covered, Stall

Interior

Interior Features	Breakfast Bar, Built-in Features, Granite Counters, No Animal Home, No Smoking Home, Open Floorplan, Soaking Tub
Appliances	Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer, Window Coverings
Heating	Baseboard, Natural Gas
Cooling	None
# of Stories	3

Exterior

Exterior Features	None
Roof	Tar/Gravel
Construction	Brick, Concrete
Foundation	Poured Concrete

Additional Information

Date Listed February 28th, 2025

Days on Market 54

Zoning M-C2

Listing Details

Listing Office Century 21 Bravo Realty

Data is supplied by Pillar 9â„¸ MLSÂ® System. Pillar 9â„¸ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¸. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.