



THE A-TEAM

RE/MAX FIRST

1715 13 Street #10, Calgary T2T 3P5

MLS® #: A2176230 Area: Lower Mount Royal Listing Date: 10/30/24 List Price: \$294,900
Status: Active County: Calgary Change: -\$5k, 27-Nov Association: Fort McMurray



General Information

Prop Type: Residential
Sub Type: Apartment
City/Town: Calgary
Year Built: 1968
Finished Floor Area
Abv Sqft: 664
Low Sqft:
Ttl Sqft: 664

Access:
Lot Feat:
Park Feat: Covered, Stall

DOM
52
Layout
Beds: 2 (2)
Baths: 1.0 (1 0)
Style: Low-Rise(1-4)
Parking
Ttl Park: 1
Garage Sz:

Utilities and Features

Roof: Tar/Gravel
Heating: Baseboard, Natural Gas
Sewer:
Ext Feat: None
Construction: Brick, Concrete
Flooring: Carpet, Ceramic Tile, Hardwood
Water Source:
Fnd/Bsmt: Poured Concrete
Kitchen Appl: Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer, Window Coverings
Int Feat: Breakfast Bar, Built-in Features, Granite Counters, No Animal Home, No Smoking Home, Open Floorplan, Soaking Tub
Utilities:

Room Information

Table with 6 columns: Room, Level, Dimensions, Room, Level, Dimensions. Rows include Kitchen, Living Room, and 4pc Bathroom.

Legal/Tax/Financial

Condo Fee: \$587 Title: Fee Simple Zoning: M-C2

Fee Freq:
Monthly

Legal Desc: **0712571**

Remarks

Pub Rmks: **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!**

Inclusions:
Property Listed By: **None
Century 21 Bravo Realty**

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123







