



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: **\$299,900**
Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Apartment**
City/Town: **Calgary**
Year Built: **1968**

Lot Information
Lot Sz Ar:
Lot Shape:

Finished Floor Area

Abv Sqft: **664**
Low Sqft:
Ttl Sqft: **664**

DOM

22
Layout
Beds: **2 (2)**
Baths: **1.0 (1 0)**
Style: **Low-Rise(1-4)**

Parking

Ttl Park: **1**
Garage Sz:

Access:
Lot Feat:
Park Feat: **Covered,Stall**

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

Room	Level	Dimensions	Room	Level	Dimensions
Kitchen	Main	7`2" x 14`2"	Dining Room	Main	11`5" x 5`6"
Living Room	Main	11`5" x 11`0"	Bedroom - Primary	Main	11`4" x 10`7"
4pc Bathroom	Main	4`11" x 7`0"	Bedroom	Main	11`4" x 7`10"

Legal/Tax/Financial

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

0712571

Fee Freq:
Monthly

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:	None
Property Listed By:	Century 21 Bravo Realty

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







