



THE
A-TEAM

**RE/MAX
FIRST**

1721 13 Street #302, Calgary T2T 3P5

MLS® #: **A2179282**

Area: **Lower Mount Royal**

Listing Date: **11/15/24**

List Price: **\$269,000**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Apartment**
City/Town: **Calgary**
Year Built: **1982**

Lot Information

Lot Sz Ar:
Lot Shape:

Finished Floor Area

Abv Sqft: **735**
Low Sqft:
Ttl Sqft: **735**

DOM

6

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:

Heated Garage,Parkade

Utilities and Features

Roof: **Asphalt Shingle**

Heating: **Baseboard**

Sewer:

Ext Feat: **Storage**

Construction:

Aluminum Siding

Flooring:

Ceramic Tile,Hardwood

Water Source:

Fnd/Bsmt:

Kitchen Appl:

Bar Fridge,Dishwasher,Electric Cooktop,Microwave,Oven-Built-In,Range Hood,Refrigerator,Washer/Dryer Stacked,Window Coverings

Int Feat:

Kitchen Island,Quartz Counters

Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
4pc Bathroom	Main	14`11" x 7`5"	Bedroom	Main	13`4" x 9`9"
Kitchen	Main	9`9" x 18`3"	Living Room	Main	10`4" x 14`1"
Bedroom - Primary	Main	13`4" x 9`10"			

Legal/Tax/Financial

Condo Fee:

\$715

Title:

Fee Simple

Fee Freq:

Zoning:

M-C2

Monthly

Legal Desc: 9510833

Remarks

Pub Rmks: **Welcome to this beautifully updated top floor 2-bedroom condo with city views situated in the desirable community of Lower Mount Royal. The bright, open floor plan focuses around the spacious kitchen with modern cabinetry, a huge central island with quartz countertops, new cooktop and stainless steel appliances. This space opens to the nicely appointed eating nook and a large living room providing direct access through sliding doors to a balcony boasting downtown views over a treelined street. Two bedrooms, 4 piece bath, in-suite laundry, and secure/underground parking with additional storage complete this offering. All of this in a location that's close to all amenities along 17th Avenue, including shopping, restaurants, galleries and more. Don't miss this opportunity!**

Inclusions: **NA**
Property Listed By: **Charles**

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





