



THE
A-TEAM

**RE/MAX
FIRST**

1721 13 Street #301, Calgary T2T 3P5

MLS® #: **A2181007** Area: **Lower Mount Royal** Listing Date: **11/28/24** List Price: **\$249,900**
 Status: **Pending** 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:

Access:
 Lot Feat:
 Park Feat:

Underground

Finished Floor Area

Abv Sqft: **715**
 Low Sqft:
 Ttl Sqft: **715**

DOM

23
Layout
 Beds: **2 (2)**
 Baths: **1.0 (1 0)**
 Style: **Apartment**

Parking

Ttl Park: **1**
 Garage Sz: **1**

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **Baseboard,Natural Gas**
 Sewer:
 Ext Feat: **Balcony**

Construction: **None**
 Flooring: **Ceramic Tile,Hardwood,Laminate**
 Water Source:
 Fnd/Bsmt:

Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Microwave Hood Fan,Refrigerator,Washer,Window Coverings**
 Int Feat: **Granite Counters**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
4pc Bathroom	Main	4`11" x 7`6"	Bedroom	Main	13`5" x 9`8"
Dining Room	Main	9`8" x 7`7"	Kitchen	Main	8`0" x 7`2"
Kitchen	Main	11`7" x 14`1"	Bedroom - Primary	Main	13`5" x 9`9"

Legal/Tax/Financial

Condo Fee: **\$715** Title: **Fee Simple** Zoning: **M-C2**
 Fee Freq:

Monthly

Legal Desc: 9510833

Remarks

Pub Rmks: **Top Floor TWO bedroom condo with UNDERGROUND PARKING and IN-SUITE LAUNDRY!! Updated kitchen includes granite counter tops, shaker cabinets and stainless steel appliances. Separate dining area. Large living room with access to spacious balcony and City Views!! Master suite has room for a king size bed. 2nd bedroom!! Updated full bathroom with tub/shower, granite counters and shaker cabinets. The condo features full sized washer and dryer plus an underground parking stall. STORAGE - you can store items in front of the large end parking stall. This home is on lovely tree lined street in the desirable neighborhood of Lower Mount Royal. Walk to Uptown 17th avenue and all the amenities it has to offer.**

Inclusions: **N/A**
Property Listed By: **RE/MAX House of Real Estate**

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









301-1721 13 St SW, Calgary, AB

Main Floor - Interior Area 715.04 sq ft



0 3 6 ft

PREPARED: 2024/1/27



White regions are excluded from total floor area in EXHIBIT floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.