



THE
A-TEAM

**RE/MAX
FIRST**

1731 13 Street #401, Calgary T2T 3P5

MLS® #: **A2199599** Area: **Lower Mount Royal** Listing Date: **03/05/25** List Price: **\$749,000**
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Apartment**
 City/Town: **Calgary**
 Year Built: **2006**
Lot Information
 Lot Sz Ar:
 Lot Shape:

Finished Floor Area
 Abv Sqft: **1,642**
 Low Sqft:
 Ttl Sqft: **1,642**

DOM

4
Layout
 Beds: **2 (2)**
 Baths: **2.5 (2 1)**
 Style: **Apartment-Single Level Unit**

Parking

Ttl Park: **2**
 Garage Sz: **2**

Access:
 Lot Feat:
 Park Feat: **Heated Garage, Parkade, Underground**

Utilities and Features

Roof: **Flat** Construction: **Wood Frame**
 Heating: **In Floor** Flooring: **Carpet, Hardwood, Tile**
 Sewer: Water Source:
 Ext Feat: **Balcony** Fnd/Bsmt:

Kitchen Appl: **Built-In Oven, Built-In Refrigerator, Gas Cooktop, Microwave, Range Hood, Washer/Dryer, Window Coverings, Wine Refrigerator**
 Int Feat: **Bookcases, Built-in Features, Closet Organizers, Double Vanity, French Door, Jetted Tub, Kitchen Island, No Animal Home, No Smoking Home, See Remarks**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
2pc Bathroom	Main	0`0" x 0`0"	4pc Ensuite bath	Main	0`0" x 0`0"
5pc Ensuite bath	Main	0`0" x 0`0"	Bedroom	Main	11`11" x 13`3"
Dining Room	Main	9`3" x 16`7"	Kitchen	Main	15`8" x 16`7"
Living Room	Main	15`7" x 16`4"	Office	Main	7`7" x 6`6"
Bedroom - Primary	Main	15`3" x 14`4"			

Legal/Tax/Financial

Condo Fee: Title: Zoning:

\$1,288

Fee Simple
Fee Freq:
Monthly

M-C2

Legal Desc: 0612663

Remarks

Pub Rmks: Experience elevated living in this stunningly renovated, top-floor condo in the heart of Lower Mount Royal. Spanning over 1,600 sq. ft., this exquisite residence is just steps from the city's best shops, restaurants, grocery stores, and parks, offering the perfect blend of urban convenience and residential tranquility. Designed by the renowned Douglas Cridland, the renovation showcases exceptional craftsmanship and top-tier materials rarely seen in the condo market. Every detail exudes quality, from the refined finishes to the thoughtfully curated design, creating a space that is both sophisticated and timeless. Luxurious wool carpets add warmth and texture, complementing the high-end finishes throughout. The spacious floor plan features two generously sized bedrooms, each with its own private ensuite and walk in closet, providing ultimate comfort and privacy. A well-appointed powder room adds convenience for guests. The open-concept living and dining area is bathed in natural light, with floor-to-ceiling windows that frame breathtaking downtown views. Step onto the expansive private balcony, the perfect space for morning coffee or evening entertaining, while taking in the beauty of the city skyline. Located in a quiet, well-maintained building, this unit offers an exceptional level of privacy while remaining connected to the vibrancy of the surrounding neighbourhood. With two titled parking stalls, this home provides the rare combination of luxury, convenience, and space in one of Calgary's most sought-after locations. This is a unique opportunity to own a one-of-a-kind residence in Lower Mount Royal.

Inclusions: N/A
Property Listed By: Charles

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







