

\$288,800 - 202, 1731 13 Street Sw, Calgary

MLS® #A2082184

\$288,800

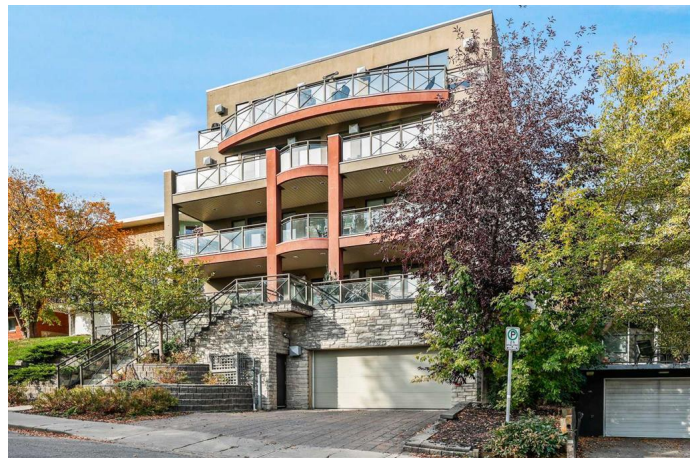
1 Bedroom, 1.00 Bathroom, 620 sqft
Residential on 0.00 Acres

Lower Mount Royal, Calgary, Alberta

Nestled in the heart of Calgary's vibrant urban landscape, 202, 1731 13 Street SW presents an exclusive opportunity for those seeking a unique and sophisticated living experience. This meticulously designed residence is a hidden gem, boasting a limited number of units, ensuring a sense of privacy and exclusivity that is truly unparalleled. One of the standout features of this unit is its fantastic location. Situated just a stone's throw away from downtown Calgary, residents have easy access to the bustling city center, making work and play a breeze. For those who value security and convenience, this residence offers secure underground parking, ensuring your vehicle is protected year-round. Additionally, ample street parking is available for guests, making hosting friends and family a stress-free affair.

The interior of this unit is a testament to modern living at its finest. Hardwood flooring throughout adds a touch of timeless elegance to the space, while numerous windows flood the interior with natural light, creating a bright and inviting atmosphere. The kitchen is a chef's dream, with an abundance of counter space, stainless steel appliances, and ample storage. The living room is a cozy haven, featuring a gas fireplace flanked by built-in cabinets, perfect for displaying treasured belongings.

French doors lead to a private balcony, inviting the outdoors in and offering a serene spot to relax and enjoy your morning coffee or



evening sunset. This seamless transition from indoor to outdoor living adds an extra dimension to the space.

The bathroom has been thoughtfully renovated to exude luxury and relaxation. A steam shower promises a spa-like experience, and in-unit laundry facilities add to the convenience of daily living.

This home boasts a well-thought-out layout that maximizes space and functionality.

Whether you're unwinding in the living room, cooking in the kitchen, or retiring to the bedroom, the flow of this residence is simply impeccable.

This is a true urban oasis, offering an exclusive and tranquil living experience in the heart of Calgary. With its modern amenities, luxurious upgrades, and fantastic location, this residence is a rare find that combines the best of both worlds – the excitement of downtown living and the serenity of a quiet retreat. Don't miss your chance to make this exquisite property your own.

Built in 2006

Essential Information

MLS® #	A2082184
Price	\$288,800
Sold Price	\$281,250
Bedrooms	1
Bathrooms	1.00
Full Baths	1
Square Footage	620
Acres	0.00
Year Built	2006
Type	Residential
Sub-Type	Apartment
Style	Apartment
Status	Sold

Community Information

Address	202, 1731 13 Street Sw
Subdivision	Lower Mount Royal
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2T 3P5

Amenities

Amenities	Parking, Secured Parking, Snow Removal, Trash
Parking Spaces	1
Parking	Parkade, Stall, Underground

Interior

Interior Features	Breakfast Bar, Built-in Features, Granite Counters, No Animal Home, No Smoking Home, Open Floorplan
Appliances	Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
# of Stories	4

Exterior

Exterior Features	Garden
Construction	Concrete, Stone, Stucco

Additional Information

Date Listed	September 28th, 2023
Date Sold	November 22nd, 2023
Days on Market	55
Zoning	M-C2
HOA Fees	0.00

Listing Details

Listing Office	THE REAL ESTATE COMPANY
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