

# \$274,900 - 6, 1715 13 Street Sw, Calgary

MLS® #A2127416

**\$274,900**

2 Bedroom, 1.00 Bathroom, 672 sqft  
Residential on 0.00 Acres

Lower Mount Royal, Calgary, Alberta

Meet Logan! Step into the comfort of this beautiful West-facing, second-floor condo, perfectly tailored for those wanting to live in the heart of the city or a great opportunity for investors. Nestled in the desirable neighborhood of Lower Mount Royal, this two-bedroom unit is just steps away from the vibrant 17 Ave SW, offering endless amenities right at your doorstep.

The spacious living room welcomes you with its abundant natural light streaming through large windows, creating a warm, inviting atmosphere. The space is beautifully appointed with newer flooring, open layout, and a dining area.

The kitchen is a chef's delight with granite countertops and stainless-steel appliances. Additionally, a built-in work desk along the hallway and a cleverly integrated washer/dryer in the kitchen ensure maximum convenience.

Each bedroom offers ample space and great storage solutions, ensuring personal comfort and organization. The bedrooms share an upgraded bathroom.

This quiet building not only promises a peaceful living environment but also includes the convenience of parking and additional storage space. Whether it's schools, public transit, shopping, caf  s, or restaurants, everything you need is within walking distance.



Book your viewing today and take the first step towards making this beautiful condo your new home!

Built in 1968

**Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2127416    |
| Price          | \$274,900   |
| Sold Price     | \$270,000   |
| Bedrooms       | 2           |
| Bathrooms      | 1.00        |
| Full Baths     | 1           |
| Square Footage | 672         |
| Acres          | 0.00        |
| Year Built     | 1968        |
| Type           | Residential |
| Sub-Type       | Apartment   |
| Style          | Apartment   |
| Status         | Sold        |

**Community Information**

|             |                      |
|-------------|----------------------|
| Address     | 6, 1715 13 Street Sw |
| Subdivision | Lower Mount Royal    |
| City        | Calgary              |
| County      | Calgary              |
| Province    | Alberta              |
| Postal Code | T2T 3P5              |

**Amenities**

|                |                  |
|----------------|------------------|
| Amenities      | Parking, Storage |
| Parking Spaces | 1                |
| Parking        | Stall            |

**Interior**

|                   |                                                                                                                   |
|-------------------|-------------------------------------------------------------------------------------------------------------------|
| Interior Features | Granite Counters, See Remarks                                                                                     |
| Appliances        | Dishwasher, Electric Stove, European Washer/Dryer Combination, Microwave Hood Fan, Refrigerator, Window Coverings |

|              |           |
|--------------|-----------|
| Heating      | Baseboard |
| Cooling      | None      |
| # of Stories | 4         |

**Exterior**

|                   |         |
|-------------------|---------|
| Exterior Features | Balcony |
| Construction      | Brick   |

**Additional Information**

|                |                |
|----------------|----------------|
| Date Listed    | May 1st, 2024  |
| Date Sold      | May 13th, 2024 |
| Days on Market | 12             |
| Zoning         | M-C2           |
| HOA Fees       | 0.00           |

**Listing Details**

|                |                        |
|----------------|------------------------|
| Listing Office | Renzo Real Estate Inc. |
|----------------|------------------------|

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