

\$449,900 - 103, 1731 13 Street Sw, Calgary

MLS® #A2149668

\$449,900

2 Bedroom, 2.00 Bathroom, 1,243 sqft

Residential on 0.00 Acres

Lower Mount Royal, Calgary, Alberta

Incomparable size meets walkable location - welcome to boutique living. Comprised of only 10 units, this concrete building in Lower Mount Royal is mere steps to all of your favourite shops on 17th Ave. Step into this clean, bright + open condo spanning nearly 1,250 sqft interior along with an additional 520 sqft patio outside! Hardwood floors, large windows and soft colour tones are your immediate first impression. A floor plan built around hosting + entertaining: lounge on the sofa next to the gas fireplace, set up that 8-10 seat dining table you've always dreamed about or hang out around the kitchen that showcases granite counters, stainless steel appliances, gas range, pantry and built-in office niche. It's time to head out and be amazed with that 'are you kidding me!?' type of patio space. This area provides a very rare haven in the heart of the city and is a perfect place to bring the party outdoors! The very sizeable primary is coupled with a glamorous 5 piece en-suite bathroom and the guest bedroom sits adjacent to the second bathroom - making it an ideal set up for visitors. Enjoy the convenience of in-suite laundry and heated, underground parking along with a separate storage cage for your seasonal items. Located a half block from 17th Ave, you will love the walkability to restaurants, coffee shops, breweries and retail while being a short jaunt to the c-train and downtown office core.

Built in 2006



Essential Information

MLS® #	A2149668
Price	\$449,900
Sold Price	\$437,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,243
Acres	0.00
Year Built	2006
Type	Residential
Sub-Type	Apartment
Style	Apartment
Status	Sold

Community Information

Address	103, 1731 13 Street Sw
Subdivision	Lower Mount Royal
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2T 3P5

Amenities

Amenities	Elevator(s)
Parking Spaces	1
Parking	Underground

Interior

Interior Features	Built-in Features, Closet Organizers, Double Vanity, Granite Counters, High Ceilings, Jetted Tub, Open Floorplan, Pantry, Walk-In Closet(s)
Appliances	Dishwasher, Gas Cooktop, Microwave, Oven-Built-In, Range Hood, Refrigerator, Washer/Dryer Stacked
Heating	In Floor
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
# of Stories	4

Exterior

Exterior Features	Courtyard
Construction	Brick, Concrete, Wood Frame

Additional Information

Date Listed	July 17th, 2024
Date Sold	August 28th, 2024
Days on Market	42
Zoning	M-C2
HOA Fees	0.00

Listing Details

Listing Office	CIR Realty
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