

# \$269,000 - 10, 1715 13 Street Sw, Calgary

MLS® #A2197015

**\$269,000**

2 Bedroom, 1.00 Bathroom, 664 sqft

Residential on 0.00 Acres

Lower Mount Royal, Calgary, Alberta

PRICE REDUCED OVER \$10k!! Welcome to Lower Mount Royal! This Top-floor two-bedroom unit is ideal for young couples or working professionals. This lovely condo offers maple hardwood flooring, tasteful ceramic tile, and neutral carpets. This functional layout also includes a glass-enclosed front balcony with black aluminum railings. There is ample natural light and large windows throughout. The kitchen is upgraded with maple cabinets, granite countertops, and stainless-steel appliances. There is also a built-in work desk in the hallway and a combination washer/dryer in a cupboard neatly tucked away in the kitchen. The bathroom offers a cultured marble sink with under-cabinet storage, upgraded hardware, and a deep soaker tub with tile surround. Both bedrooms are an excellent size with spacious closets. The location of this unit is steps away from all the amenities and UPTOWN 17 Ave SW. This is a wonderful place at a great price that is within walking distance of numerous amenities including Schools, Public Transit, Shopping, CafÃ©s, and Restaurants. This apartment condo is an amazing opportunity to get into Calgaryâ€™s real estate market. Make sure to book your viewing today!



10-1715 13 St SW, Calgary, AB

Main Floor Interior Area 664.42 sq ft



0 3 6 ft

PREPARED: 202411026

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

Built in 1968

## Essential Information

MLS® #

A2197015

Price	\$269,000
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	664
Acres	0.00
Year Built	1968
Type	Residential
Sub-Type	Apartment
Style	Low-Rise(1-4)
Status	Active

### Community Information

Address	10, 1715 13 Street Sw
Subdivision	Lower Mount Royal
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2T 3P5

### Amenities

Amenities	Bicycle Storage, None
Parking Spaces	1
Parking	Stall, Covered

### Interior

Interior Features	Breakfast Bar, Built-in Features, Granite Counters, No Animal Home, No Smoking Home, Open Floorplan, Soaking Tub
Appliances	Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer, Window Coverings
Heating	Baseboard, Natural Gas
Cooling	None
# of Stories	3

### Exterior

Exterior Features	None
Roof	Tar/Gravel
Construction	Brick, Concrete
Foundation	Poured Concrete

## Additional Information

Date Listed	February 28th, 2025
Days on Market	79
Zoning	M-C2

## Listing Details

Listing Office	Century 21 Bravo Realty
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