

\$240,000 - 202, 1727 13 Street Sw, Calgary

MLS® #A2208210

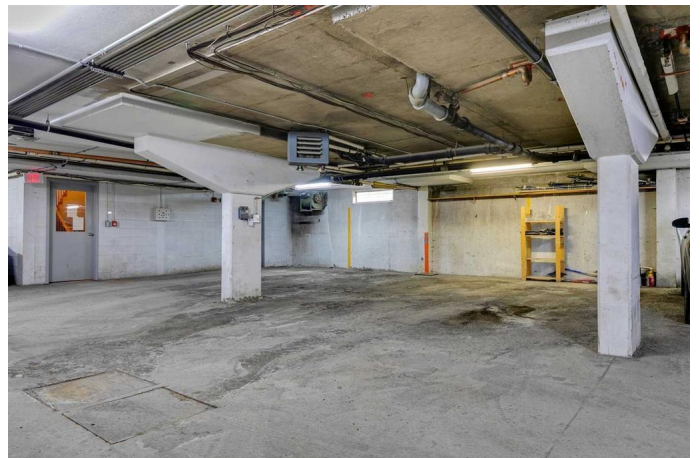
\$240,000

1 Bedroom, 1.00 Bathroom, 460 sqft

Residential on 0.00 Acres

Lower Mount Royal, Calgary, Alberta

Nestled in the heart of Lower Mount Royal, this stylish second-floor 1-bedroom + 1-bathroom condo has been lovingly maintained and is flooded with natural light, offering the perfect blend of modern updates and unbeatable location - ideal for a young professional, couple, or investor. Step inside to find a beautifully designed space featuring a sleek kitchen with trendy new open shelves, freshly updated cabinets and handles, stainless steel appliances, and a breakfast bar for casual dining. The bright and airy living room boasts an electric fireplace, built-in shelving, and speaker hook-ups, all while offering a stunning downtown view from both the living area and the balcony. In the warmer months, the balcony transforms into a private urban retreat, enveloped in lush greenery that creates a natural canopy, shielding it from view and enhancing the sense of seclusion. The spacious bedroom features beautiful floating shelves and provides plenty of room for comfort and functionality, while the full bathroom includes a tub/shower combo for relaxation plus a beautiful wicker shelf that stays with the property. Thoughtfully cared for, this unit also features in-suite laundry for added convenience. Rare for the area, it comes with a coveted heated underground parking spot and a secure underground storage unit. Just steps from the vibrant energy of 17th Avenue's top restaurants, caf  s, and boutiques, and only minutes from downtown, this is urban living at its finest -



walk to everything you need and love!

Built in 1963

Essential Information

| | |
|----------------|-------------------|
| MLS® # | A2208210 |
| Price | \$240,000 |
| Bedrooms | 1 |
| Bathrooms | 1.00 |
| Full Baths | 1 |
| Square Footage | 460 |
| Acres | 0.00 |
| Year Built | 1963 |
| Type | Residential |
| Sub-Type | Apartment |
| Style | Single Level Unit |
| Status | Active |

Community Information

| | |
|-------------|------------------------|
| Address | 202, 1727 13 Street Sw |
| Subdivision | Lower Mount Royal |
| City | Calgary |
| County | Calgary |
| Province | Alberta |
| Postal Code | T2T 3P5 |

Amenities

| | |
|----------------|--|
| Amenities | None |
| Parking Spaces | 1 |
| Parking | Enclosed, Front Drive, Garage Door Opener, Garage Faces Front, Heated Garage, Off Street, Stall, Underground |

Interior

| | |
|-------------------|---|
| Interior Features | Breakfast Bar, Built-in Features, Open Floorplan, Storage, Tile Counters, Wired for Sound |
| Appliances | Dishwasher, Dryer, Microwave Hood Fan, Refrigerator, Stove(s), Washer, Window Coverings |
| Heating | Baseboard, Natural Gas |
| Cooling | None |

| | |
|-----------------|-----------------------|
| Fireplace | Yes |
| # of Fireplaces | 1 |
| Fireplaces | Electric, Living Room |
| # of Stories | 4 |

Exterior

| | |
|-------------------|-----------------------|
| Exterior Features | Other |
| Construction | Concrete, Wood Siding |

Additional Information

| | |
|----------------|-----------------|
| Date Listed | April 4th, 2025 |
| Days on Market | 17 |
| Zoning | M-C2 |

Listing Details

| | |
|----------------|--------------|
| Listing Office | RE/MAX First |
|----------------|--------------|

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