# \$259,900 - 10, 1715 13 Street Sw, Calgary

MLS® #A2229682

### \$259,900

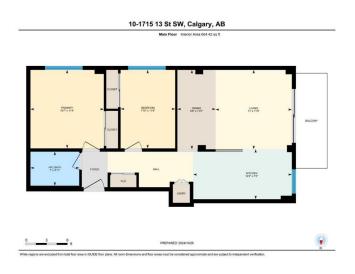
2 Bedroom, 1.00 Bathroom, 664 sqft Residential on 0.00 Acres

Lower Mount Royal, Calgary, Alberta

\*\* Sellers Want this Condo Sold \*\* Welcome to Lower Mount Royal! This top-floor two-bedroom unit is ideal for young couples or working professionals. Rear-facing and offering exceptional privacy, this beautifully maintained apartment condo features maple hardwood flooring, tasteful ceramic tile, and neutral carpets. The functional layout includes a glass-enclosed front balcony with black aluminum railings, ample natural light, and large windows throughout. The upgraded kitchen boasts maple cabinets, granite countertops, and stainless-steel appliances. Additionally, there is a built-in work desk in the hallway and a combination washer/dryer neatly tucked away in the kitchen cupboard. The bathroom offers a cultured marble sink with under-cabinet storage, upgraded hardware, and a deep soaker tub with tile surround. Both bedrooms are generously sized with spacious closets. Located just steps away from UPTOWN 17 Ave SW and numerous amenities including schools, public transit, shopping, cafés, and restaurants, this unit presents a wonderful opportunity to enter Calgary's real estate market. Book your viewing today!







Built in 1968

#### **Essential Information**

MLS® # A2229682 Price \$259,900 Bedrooms 2

Bathrooms 1.00

Full Baths 1

Square Footage 664

Acres 0.00

Year Built 1968

Type Residential Sub-Type Apartment

Style Single Level Unit

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

Parking Covered, Stall

#### 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 June 12th, 2025

Days on Market 68

Zoning M-C2

# **Listing Details**

Listing Office Century 21 Bravo Realty

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