



103, 1731 13 Street SW
Calgary, Alberta

MLS # A2149668



\$449,900

Division:	Lower Mount Royal		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment		
Size:	1,243 sq.ft.	Age:	2006 (18 yrs old)
Beds:	2	Baths:	2
Garage:	Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	In Floor	Water:	-
Floors:	Hardwood, Tile	Sewer:	-
Roof:	-	Condo Fee:	\$ 983
Basement:	-	LLD:	-
Exterior:	Brick, Concrete, Wood Frame	Zoning:	M-C2
Foundation:	-	Utilities:	-
Features:	Built-in Features, Closet Organizers, Double Vanity, Granite Counters, High Ceilings, Jetted Tub, Open Floorplan, Pantry, Walk-In Closet(s)		

Inclusions: None

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.