



302, 1721 13 Street SW
Calgary, Alberta

MLS # A2179282



\$269,000

Division:	Lower Mount Royal		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Low-Rise(1-4)		
Size:	735 sq.ft.	Age:	1982 (42 yrs old)
Beds:	2	Baths:	1
Garage:	Heated Garage, Parkade		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 715
Basement:	-	LLD:	-
Exterior:	Aluminum Siding	Zoning:	M-C2
Foundation:	-	Utilities:	-
Features:	Kitchen Island, Quartz Counters		

Inclusions: NA

Welcome to this beautifully updated top floor 2-bedroom condo with city views situated in the desirable community of Lower Mount Royal. The bright, open floor plan focuses around the spacious kitchen with modern cabinetry, a huge central island with quartz countertops, new cooktop and stainless steel appliances. This space opens to the nicely appointed eating nook and a large living room providing direct access through sliding doors to a balcony boasting downtown views over a treelined street. Two bedrooms, 4 piece bath, in-suite laundry, and secure/underground parking with additional storage complete this offering. All of this in a location that's close to all amenities along 17th Avenue, including shopping, restaurants, galleries and more. Don't miss this opportunity!