



GRASSROOTS
REALTY GROUP

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10, 1715 13 Street SW
Calgary, Alberta

MLS # A2197015



\$269,000

Division:	Lower Mount Royal		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Low-Rise (1-4)		
Size:	664 sq.ft.	Age:	1968 (57 yrs old)
Beds:	2	Baths:	1
Garage:	Covered, Stall		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Tar/Gravel	Condo Fee:	\$ 587
Basement:	-	LLD:	-
Exterior:	Brick, Concrete	Zoning:	M-C2
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Built-in Features, Granite Counters, No Animal Home, No Smoking Home, Open Floorplan, Soaking Tub		

Inclusions: None

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, Cafés, and Restaurants. This apartment condo is an amazing opportunity to get into Calgary's real estate market. Make sure to book your viewing today!