



**GRASSROOTS**  
REALTY GROUP

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202, 1727 13 Street SW  
Calgary, Alberta

MLS # A2208210



**\$240,000**

Division:	Lower Mount Royal		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	460 sq.ft.	Age:	1963 (62 yrs old)
Beds:	1	Baths:	1
Garage:	Enclosed, Front Drive, Garage Door Opener, Garage Faces Front, Heated Ga		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Natural Gas	Water:	-
Floors:	Ceramic Tile, Laminate	Sewer:	-
Roof:	-	Condo Fee:	\$ 494
Basement:	-	LLD:	-
Exterior:	Concrete, Wood Siding	Zoning:	M-C2
Foundation:	-	Utilities:	-
Features:	Breakfast Bar, Built-in Features, Open Floorplan, Storage, Tile Counters, Wired for Sound		

**Inclusions:** Fridge, stove, microwave, dishwasher, washer & dryer, all window coverings, floating shelves in bedroom, shelf in bathroom, 1 garage door opener, shelving at back of parking stall, shelving in storage unit in garage

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, cafés, and boutiques, and only minutes from downtown, this is urban living at its finest - walk to everything you need and love!