

# \$269,000 - 10, 1715 13 Street Sw, Calgary

MLS® #A2197015

**\$269,000**

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

Lower Mount Royal, Calgary, Alberta

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, CafÃ©s, and Restaurants. This apartment condo is an amazing opportunity to get into Calgaryâ€™s real estate market. Make sure to book your viewing today!



10-1715 13 St SW, Calgary, AB

Main Floor Interior Area 664.42 sq ft



0 3 6 ft

PREPARED: 202411026

While regions are excluded from total floor area in HOUSE floor plans, all room dimensions and floor areas must be considered approximate and are subject to independent verification.

Built in 1968

## Essential Information

MLS® #

A2197015

|                |               |
|----------------|---------------|
| Price          | \$269,000     |
| Bedrooms       | 2             |
| Bathrooms      | 1.00          |
| Full Baths     | 1             |
| Square Footage | 664           |
| Acres          | 0.00          |
| Year Built     | 1968          |
| Type           | Residential   |
| Sub-Type       | Apartment     |
| Style          | Low-Rise(1-4) |
| 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 | 1                     |
| 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    | February 28th, 2025 |
| Days on Market | 63                  |
| Zoning         | M-C2                |

**Listing Details**

|                |                         |
|----------------|-------------------------|
| Listing Office | Century 21 Bravo Realty |
|----------------|-------------------------|

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.