

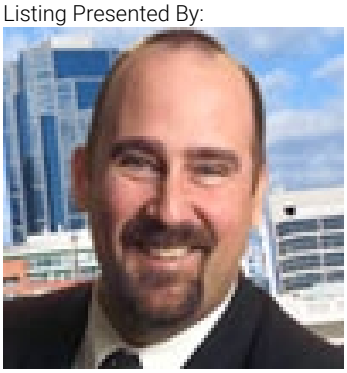
1715 13 Street Calgary Alberta

$215,000

WELCOME TO LOWER MOUNT ROYAL!* Discover the perfect combination of inner-city convenience, comfort, and affordability in this beautifully appointed 2-bedroom, 1-bathroom condo, ideally situated just steps from Calgary's vibrant 17th Avenue SW. Nestled along a quiet, tree-lined street, this inviting main-floor, end-unit residence offers approximately 638 sq. ft. of thoughtfully designed living space in one of Calgary's most desirable inner-city communities. Step inside to find a bright and welcoming living and dining area, complemented by hardwood flooring and a neutral colour palette that creates a warm and inviting atmosphere. The functional kitchen features granite countertops, stainless steel appliances, modern cabinetry, and ample storage space, making everyday living both comfortable and convenient. Both bedrooms offer generous proportions, providing flexibility for a home office, guest room, or additional living space. The well-appointed 4-piece bathroom features modern tile finishes and a relaxing soaker tub. Additional highlights include in-suite laundry, an assigned outdoor parking stall, and convenient storage. Beyond your doorstep, enjoy an unbeatable lifestyle with trendy restaurants, boutique shopping, coffee shops, fitness studios, parks, and some of Calgary's best patios just a short stroll away. With easy access to downtown, public transit, and major commuter routes, this location offers exceptional convenience without sacrificing the charm of a quiet residential setting. Whether you're a first-time homebuyer, a professional seeking an urban lifestyle, or an investor looking to add a property in a sought-after rental location, this condo presents an excellent opportunity to experience everything Lower Mount Royal has to offer. (id:6769)

Other 5.08 Ft x 6.67 Ft
Dining room 5.00 Ft x 11.17 Ft
Living room 10.00 Ft x 11.17 Ft
Kitchen 11.17 Ft x 7.92 Ft
Laundry room 2.58 Ft x 3.67 Ft
Bedroom 11.17 Ft x 8.25 Ft
Primary Bedroom 11.17 Ft x 10.50 Ft
4pc Bathroom 4.92 Ft x 6.92 Ft

Listing Presented By:



Originally Listed by:
Century 21 Bravo Realty

RE/MAX Realty Professionals

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