



## 1720 13 Street Calgary Alberta

\$299,000

Discover a unique blend of history and modern living in this 2-bedroom, 1.5-bathroom, two storey loft in the heart of Lower Mount Royal. Renowned for its prestigious reputation and rich heritage, this community offers a welcoming atmosphere with excellent schools, vibrant amenities, and a peaceful charm that families and professionals alike will love. Inside, the updated home features true hardwood floors, fresh paint, and a fully updated kitchen with stainless steel appliances and a sleek pass-through window leading to the dining room. Sunlight pours in through west-facing windows, highlighting the 16 foot vaulted ceilings open to above that create a spacious and sophisticated ambiance. The main floor includes a functional layout with a 2-piece bathroom, in-unit storage, and the first versatile bedroom. Adding to the charm, you'll find a stunning wood-burning fireplace with a stone surround and a classic wood mantle, perfect for cozy evenings or entertaining guests. Upstairs, the expansive primary retreat offers generous closet space and is complemented by an adjacent 4-piece bathroom and in-unit laundry with a European washer/dryer. Down the hall, you will find the stunning loft, the built-in study provides a perfect work-from-home setup or additional bonus space--the possibilities are endless here. Complete with a covered carport stall and plug-in, this property seamlessly blends style, location, and functionality, making it an exceptional find in one of Calgary's most desirable neighborhoods. Perfect for first-time buyers, investors, or anyone seeking a modern and versatile home, this is a rare chance to secure a property in this historic and highly sought-after community. Don't let this opportunity pass you by! (id:6769)

Primary Bedroom 15.00 Ft x 12.33 Ft

Laundry room 3.17 Ft x 2.67 Ft

Den 10.83 Ft x 7.08 Ft

4pc Bathroom 7.25 Ft x 4.92 Ft

Foyer 8.17 Ft x 7.33 Ft

2pc Bathroom 7.25 Ft x 2.50 Ft

Bedroom 10.58 Ft x 9.83 Ft

Kitchen 7.58 Ft x 7.42 Ft

Dining room 10.83 Ft x 10.42 Ft

Living room 14.00 Ft x 13.83 Ft

Other 17.17 Ft x 6.17 Ft

Listing Presented By:



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