

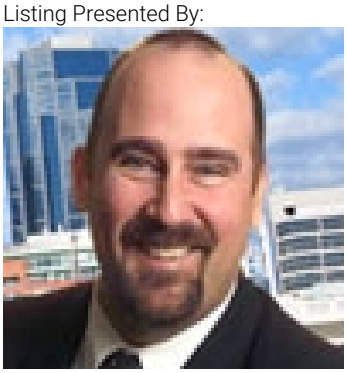
1720 13 Street Calgary Alberta

$229,900

Welcome to Labatt House, a boutique 20-unit condominium in the heart of Lower Mount Royal. This bright and spacious second-floor apartment offers approximately 677 sq. ft. of RMS-measured living space, one bedroom, one full bathroom, in-suite laundry, assigned covered parking and an impressive private balcony for all to enjoy.The distinctive interior features warm laminate flooring, crown moulding and a sunken living room filled with natural light from expansive windows. Measuring approximately 14'7" by 12', the living room provides comfortable space for relaxing and entertaining. The adjoining 12' by 9'2" dining area offers the flexibility to accommodate a full dining set, additional sitting area or workspace.The updated kitchen is finished with light brown shaker-style cabinetry, granite countertops, an undermount sink, a full-height subway tile backsplash and stainless-steel appliances, including a dishwasher and a brand new over-the-range microwave.The generously sized bedroom measures approximately 15'9" by 9'11", offering 154 sq. ft. of comfortable space and excellent closet storage. A four-piece bathroom and in-suite combination washer and dryer complete the functional single-level layout.Step outside onto the large private balcony and enjoy mature trees and a welcome sense of separation from the surrounding city. The apartment also includes assigned covered parking stall #203. Recent building improvements include replacement of the unit windows and balcony membranes completed in 2023.Cat owners will appreciate that up to two cats may be permitted with prior written Board approval. The fireplace has not been used by seller however, if the buyers want to do get a compliant WETT certificate then it can be functional again.Lower Mount Royal offers one of Calgary's most desirable inner-city lifestyles. The restaurants, cafes, patios, boutique shopping, fitness s...

Foyer 7.33 Ft x 13.00 Ft
4pc Bathroom 5.00 Ft x 7.17 Ft
Primary Bedroom 9.92 Ft x 15.75 Ft
Dining room 12.00 Ft x 9.17 Ft
Kitchen 8.42 Ft x 7.83 Ft
Living room 12.00 Ft x 14.58 Ft
Laundry room 3.33 Ft x 2.67 Ft

Listing Presented By:



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