

203, 1721 13 Street SW
Calgary, Alberta

MLS # A2327524



\$239,900

Division:	Lower Mount Royal		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	726 sq.ft.	Age:	1982 (44 yrs old)
Beds:	2	Baths:	1
Garage:	Stall, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Hot Water, Natural Gas	Water:	-
Floors:	Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 745
Basement:	-	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	M-C2
Foundation:	-	Utilities:	-
Features:	Kitchen Island, Open Floorplan		

Inclusions: None

Tucked into the heart of Lower Mount Royal, this beautifully styled 2-bedroom condo brings together charm, comfort, and an easy inner-city lifestyle. The space feels warm and inviting from the moment you walk in, with rich hardwood flooring, soft neutral tones, and a layout that elevates everyday living. The living room is bright and welcoming, with large patio doors that diffuse natural light and open onto a private balcony – the perfect spot for morning coffee or a quiet glass of wine at the end of the day. The kitchen has been thoughtfully updated with crisp white cabinetry, butcher block counters, stainless steel appliances, open shelving, a statement hood fan, and a cozy dining nook that adds just the right amount of character and function. The two spacious bedrooms offer a calm place to unwind, with soft finishes that add a subtle touch of flair. The full bathroom services both bedrooms and has a fresh, polished feel. Just steps from the cafés, restaurants, shops, and energy of 17th Avenue, this condo is polished, inviting, and perfectly placed, this is Lower Mount Royal living with a little extra charm.