

# \$249,900 - 304, 1721 13 Street Sw, Calgary

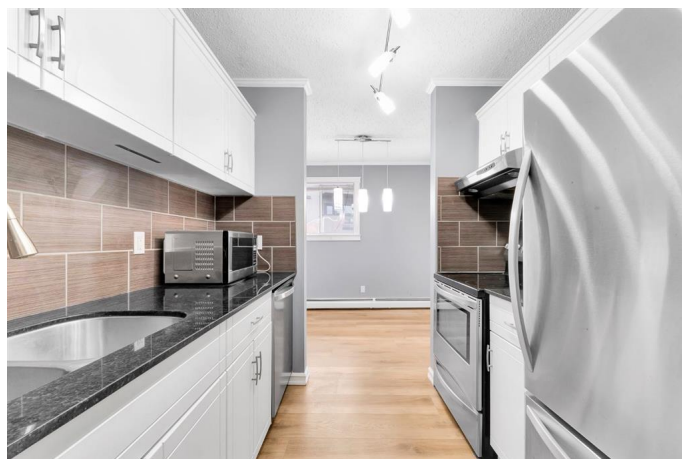
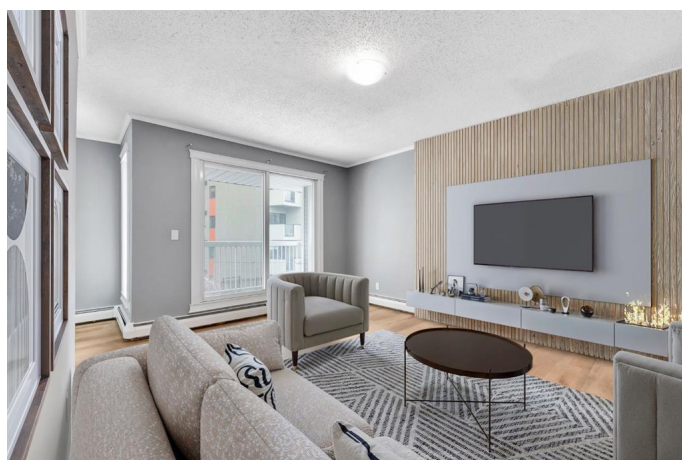
MLS® #A2195858

## \$249,900

2 Bedroom, 1.00 Bathroom, 720 sqft  
Residential on 0.00 Acres

Lower Mount Royal, Calgary, Alberta

This top-floor two-bedroom freshly painted condo with newer flooring (2022) offers the perfect blend of modern updates, convenience, and an unbeatable location in the heart of Lower Mount Royal! Step inside to find a beautifully updated kitchen featuring sleek granite countertops, stylish shaker cabinets, and stainless steel appliances. The separate dining area flows seamlessly into a spacious living room, where large windows fill the space with natural light and provide access to a generous west-facing balcony. The primary suite easily accommodates a king-size bed, while the second bedroom offers versatility for guests, a home office, or additional living space. The 4 piece bathroom is updated. This unit is complete with in-suite laundry, a full-sized washer and dryer, and a large underground parking stall and locked bike storage. Nestled on a charming tree-lined street, this home is just steps from the vibrant energy of 17th Avenue, with its array of shops, restaurants, and amenities. Experience the best of inner-city living in one of Calgary's most sought-after neighborhoods!



Built in 1982

## Essential Information

MLS® #	A2195858
Price	\$249,900
Bedrooms	2

Bathrooms	1.00
Full Baths	1
Square Footage	720
Acres	0.00
Year Built	1982
Type	Residential
Sub-Type	Apartment
Style	Low-Rise(1-4)
Status	Active

### **Community Information**

Address	304, 1721 13 Street Sw
Subdivision	Lower Mount Royal
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2T 3P5

### **Amenities**

Amenities	Secured Parking, Storage
Parking Spaces	1
Parking	Underground

### **Interior**

Interior Features	No Animal Home, No Smoking Home
Appliances	Dishwasher, Dryer, Electric Stove, Range Hood, Refrigerator, Washer
Heating	Hot Water, Natural Gas
Cooling	None
# of Stories	3

### **Exterior**

Exterior Features	Balcony
Construction	Vinyl Siding, Wood Frame

### **Additional Information**

Date Listed	March 4th, 2025
Days on Market	8
Zoning	M-C2

### **Listing Details**

Listing Office

CIR Realty

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