\$240,000 - 202, 1727 13 Street Sw, Calgary

MLS® #A2208210

\$240,000

1 Bedroom, 1.00 Bathroom, 460 sqft Residential on 0.00 Acres

Lower Mount Royal, Calgary, Alberta

Nestled in the heart of Lower Mount Royal, this stylish second-floor 1-bedroom + 1-bathroom condo has been lovingly maintained and is flooded with natural light, offering the perfect blend of modern updates and unbeatable location - ideal for a young professional, couple, or investor. Step inside to find a beautifully designed space featuring a sleek kitchen with trendy new open shelves, freshly updated cabinets and handles, stainless steel appliances, and a breakfast bar for casual dining. The bright and airy living room boasts an electric fireplace, built-in shelving, and speaker hook-ups, all while offering a stunning downtown view from both the living area and the balcony. In the warmer months, the balcony transforms into a private urban retreat, enveloped in lush greenery that creates a natural canopy, shielding it from view and enhancing the sense of seclusion. The spacious bedroom features beautiful floating shelves and provides plenty of room for comfort and functionality, while the full bathroom includes a tub/shower combo for relaxation plus a beautiful wicker shelf that stays with the property. Thoughtfully cared for, this unit also features in-suite laundry for added convenience. Rare for the area, it comes with a coveted heated underground parking spot and a secure underground storage unit. Just steps from the vibrant energy of 17th Avenue's top restaurants, cafA©s, and boutiques, and only minutes from downtown, this is urban living at its finest -







Built in 1963

Essential Information

MLS® # A2208210 Price \$240,000

Bedrooms 1

Bathrooms 1.00

Full Baths 1

Square Footage 460

Acres 0.00 Year Built 1963

Type Residential Sub-Type Apartment

Style Single Level Unit

Status Active

Community Information

Address 202, 1727 13 Street Sw

Subdivision Lower Mount Royal

City Calgary
County Calgary
Province Alberta
Postal Code T2T 3P5

Amenities

Amenities None

Parking Spaces 1

Parking Enclosed, Front Drive, Garage Door Opener, Garage Faces Front,

Heated Garage, Off Street, Stall, Underground

Interior

Interior Features Breakfast Bar, Built-in Features, Open Floorplan, Storage, Wired for

Sound, Tile Counters

Appliances Dishwasher, Dryer, Microwave Hood Fan, Refrigerator, Stove(s),

Washer, Window Coverings

Heating Baseboard, Natural Gas

Cooling None

Fireplace Yes

of Fireplaces

Fireplaces Electric, Living Room

of Stories 4

Exterior

Exterior Features Other

Construction Concrete, Wood Siding

Additional Information

Date Listed April 4th, 2025

Days on Market 29

Zoning M-C2

Listing Details

Listing Office RE/MAX First

Data is supplied by Pillar 9â,¢ MLS® System. Pillar 9â,¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â,¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.