

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

MLS® #A2208210

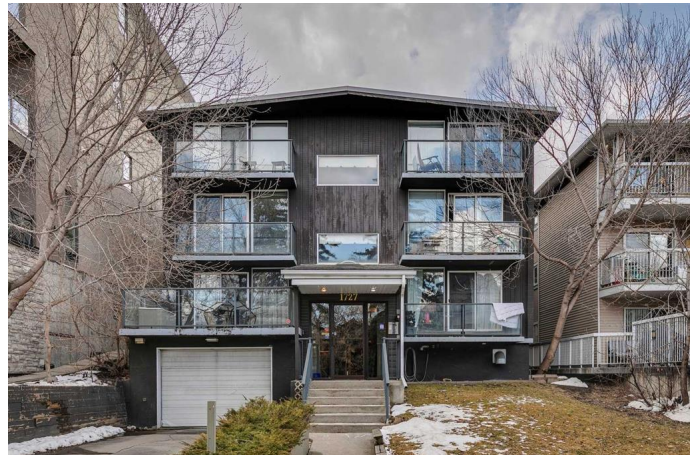
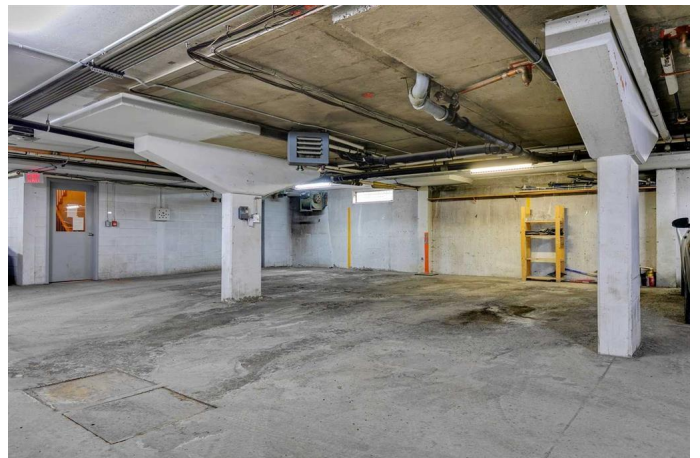
**\$240,000**

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, caf  s, and boutiques, and only minutes from downtown, this is urban living at its finest -



walk to everything you need and love!

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	Front Drive, Garage Door Opener, Garage Faces Front, Heated Garage, Off Street, Stall, Underground, Enclosed

### 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	1
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	32
Zoning	M-C2

### **Listing Details**

Listing Office	RE/MAX First
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