



GRASSROOTS
REALTY GROUP

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306, 1720 13 Street SW
Calgary, Alberta

MLS # A2297252



\$248,842

Division:	Lower Mount Royal		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Multi Level Unit		
Size:	1,168 sq.ft.	Age:	1987 (39 yrs old)
Beds:	2	Baths:	1 full / 1 half
Garage:	Alley Access, Assigned, Covered, Stall		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Natural Gas	Water:	-
Floors:	Carpet, Laminate, Linoleum	Sewer:	-
Roof:	-	Condo Fee:	\$ 889
Basement:	-	LLD:	-
Exterior:	Concrete, Vinyl Siding, Wood Frame	Zoning:	M-C2
Foundation:	-	Utilities:	-
Features:	Storage		

Inclusions:	N/A
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306, 1720 13 Street SW | Prime Location! | Welcome To Labatt House In Lower Mount Royal | Three Storey Boutique Style Condo With Only 20 Units | Top Floor End Unit | Stunning Open Loft Overlooking The Living Room & A Cozy Wood-Burning Fireplace | A Spacious Main Floor Bedroom Plus A Large Primary Suite On The Upper Loft Level | Two Bathrooms Main Floor 2 PCE & Upper Floor 4 PCE | East Facing Living Room Has Gorgeous Floor To Ceiling Windows & High Vaulted Ceiling Which Bring In An Abundance Of Natural Light | Assigned Covered Parking With Plugin Power Controlled From Inside Apartment | Ideally Located Just Steps To Trendy 17th Avenue Shopping, Restaurants & Entertainment | No Elevator | Condo Fees of \$889.00 Include Heat, Parking, Professional Management, Reserve Fund Contributions, Sewer, Snow Removal, Trash, Water | PETS That Are Allowed Two Cats (No Dogs or Birds) Subject to Board Approval | No Age Restrictions | In-Suite Laundry Is An Allowable Option By The Board | Some photos have been virtually/digitally staged with furniture & decor for illustrative purposes only; these items are not included with the property.