



301, 1731 13 Street SW  
Calgary, Alberta

MLS # A2315963



**\$699,000**

|                  |   |               |                   |
|------------------|---|---------------|-------------------|
| <b>Division:</b> | Lower Mount Royal   |               |                   |
| <b>Type:</b>     | Residential/Low Rise (2-4 stories)                                      |               |                   |
| <b>Style:</b>    | Apartment-Single Level Unit   |               |                   |
| <b>Size:</b>     | 1,791 sq.ft.  | <b>Age:</b>   | 2006 (20 yrs old) |
| <b>Beds:</b>     | 3   | <b>Baths:</b> | 2                 |
| <b>Garage:</b>   | Front Drive, Garage Door Opener, Garage Faces Front, Heated Garage, Own |               |                   |
| <b>Lot Size:</b> | -   |               |                   |
| <b>Lot Feat:</b> | -   |               |                   |

|                    |  |                   |          |
|--------------------|--|-------------------|----------|
| <b>Heating:</b>    | In Floor   | <b>Water:</b>     | -        |
| <b>Floors:</b>     | Hardwood, Slate, Tile  | <b>Sewer:</b>     | -        |
| <b>Roof:</b>       | Tar/Gravel   | <b>Condo Fee:</b> | \$ 1,427 |
| <b>Basement:</b>   | -  | <b>LLD:</b>       | -        |
| <b>Exterior:</b>   | Brick, Concrete, Metal Frame, Stone, Stucco  | <b>Zoning:</b>    | M-C2     |
| <b>Foundation:</b> | -  | <b>Utilities:</b> | -        |
| <b>Features:</b>   | Bar, Bathroom Rough-in, Bookcases, Built-in Features, Closet Organizers, Double Vanity, Elevator, French Door, Granite Counters, Jetted Tub, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Recessed Lighting, Soaking Tub, Steam Room, Storage, Walk-In Closet(s) |                   |          |
| <b>Inclusions:</b> | n/a  |                   |          |

Rarely does a residence of this calibre come to market. Occupying over half of the floor with an impressive 1,791 Sq.Ft. of thoughtfully curated living space, Unit 301 is the crown jewel of The Beringer, an exclusive boutique building designed for those who appreciate elevated everyday living. With only 10 residences, full concrete construction, radiant in-floor heating, no post-tension cables, and central air conditioning, The Beringer offers a level of comfort and craftsmanship rarely found in condominium living. As the largest floorplan in the building, this exceptional home features 3 bedrooms, 2 full bathrooms, and an effortless balance of luxury and functionality. Privately tucked away, the primary retreat feels like its own five-star suite. Complete with a cozy gas fireplace, generous proportions, and a truly spa-inspired ensuite featuring a deep soaker tub, multi-head steam shower, dual vanities, and an extraordinary walk-in closet with extensive built-in organization throughout. On the opposite side of the home, the guest wing offers two spacious bedrooms, a beautifully appointed 4-piece bathroom, and dedicated laundry space which is ideal for guests, a home office, creative studio, and functional living. At the heart of the home, the stunning open-concept living space was designed for both entertaining and everyday enjoyment. Floor-to-ceiling windows flood the home with beautiful morning light, illuminating the expansive granite island and chef-inspired kitchen complete with premium stainless steel appliances, a 5-burner gas range, Dacor wall oven, wine fridge, walk-in pantry, and exceptional built-in storage. The dining and living areas seamlessly connect and are framed by a striking stone fireplace, creating a warm yet sophisticated atmosphere for hosting family and friends. Step outside onto the incredible 40-foot-long terrace where you can enjoy

morning coffee, summer evenings, BBQs with the convenient gas hookup, and sweeping views of downtown Calgary and the city skyline, this balcony offers a huge extension of living space that truly sets this home apart. An elevator, two titled underground parking stalls, and two private storage cages are all included with the condo fees, offering everyday convenience alongside luxury living. Adding to the peaceful atmosphere of the building, The Beringer maintains a no-pet policy, creating a quiet and serene environment for residents seeking a fur-free lifestyle. This incredible opportunity will not last long, call today to book your private showing!