



GRASSROOTS
REALTY GROUP

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10, 1715 13 Street SW
Calgary, Alberta

MLS # A2320740



\$234,000

Division:	Lower Mount Royal		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	664 sq.ft.	Age:	1968 (58 yrs old)
Beds:	2	Baths:	1
Garage:	Assigned, Covered, Parkade		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	-	Condo Fee:	\$ 587
Basement:	-	LLD:	-
Exterior:	Brick	Zoning:	M-C2
Foundation:	-	Utilities:	-
Features:	Granite Counters, No Smoking Home		

Inclusions:	N/A
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Outstanding, UPDATED, TOP FLOOR condo with covered parking! Located on a lovely Lower Mount Royal street, this condo is just steps to Calgary's 17th Ave hot-spot and close to all that downtown Calgary has to offer. Freshly painted and well maintained, with updates including hardwood flooring, maple cabinets, stainless steel appliances, granite countertops. You'll love the spacious living room with direct access to the West-facing balcony. The perks of this excellent condo include an assigned storage space, in-unit laundry (with newer washer & dryer!), with a RARE COVERED PARKING STALL!