

306, 1720 13 Street SW  
Calgary, Alberta

MLS # A2268544



# \$289,982

<b>Heating:</b>	Baseboard, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 855
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Vinyl Siding, Wood Frame	<b>Zoning:</b>	M-C2
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Storage		
<b>Inclusions:</b>	N/A		

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 | This Bright & Stylish Home Offers A Spacious Main Floor Bedroom Plus A Large Primary Suite On The Upper Loft Level, Complete With An Optional Upper-Level Laundry Setup | Enjoy Two Beautifully Finished Bathrooms, One on Each Floor, Main Floor Has A 2 PCE & The Upper Floor Has A 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 | Easy Access To Kensington, Marda Loop & Sunalta LRT Station | This Unique Property Combines Urban Convenience With Boutique Charm | No Elevator | Condo Fees of \$854.91 Include Heat, Parking, Professional Management, Reserve Fund Contributions, Sewer, Snow Removal, Trash, Water | PETS Allowed Two Cats (No Dogs or Birds) Subject to Board Approval | No Age Restrictions | In-Suite Laundry Is An Allowable Option By The Board.