

104, 1720 13 Street SW
Calgary, Alberta

MLS # A2270129



\$275,000

Division:	Lower Mount Royal		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Multi Level Unit		
Size:	1,039 sq.ft.	Age:	1987 (38 yrs old)
Beds:	2	Baths:	1 full / 1 half
Garage:	Attached Carport, Carport, Stall		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Hot Water	Water:	-
Floors:	Carpet, Laminate	Sewer:	-
Roof:	-	Condo Fee:	\$ 775
Basement:	-	LLD:	-
Exterior:	Concrete, Metal Siding , Wood Frame	Zoning:	M-C2
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar		

Inclusions: N/A

Renovated Lower Mt Royal 2 Bedroom + Loft/Office. 1,050 sq. ft. over \$30,000. UPGRADES JUST COMPLETED. Luxury grey tone vinyl flooring throughout main, Freshly painted warm white., New stainless appliances, counter tops, light fixtures, toilets and mirrors. Open kitchen pass through to living room w/2 storey windows allowing for amazing natural light! Patio doors to large main floor private deck. You may allow access to your guest from this Patio. Primary bedroom on main and 2pc bath, Decorative fireplace on main level. New carpet on stairs and upper level which also has a good size bedroom with 4pc bath. Loft area -office or den. Great unit for sharing. Covered assigned parking #104. Shows impeccable!! Shiny and New, don't miss this great opportunity to live off 17 th Ave SW and walk to downtown, many Restaurants and Pubs, night life a block away. Conveniently located for all amenities. Best Value in Downtown Calgary!!!