

\$735,000 - 401, 1731 13 Street Sw, Calgary

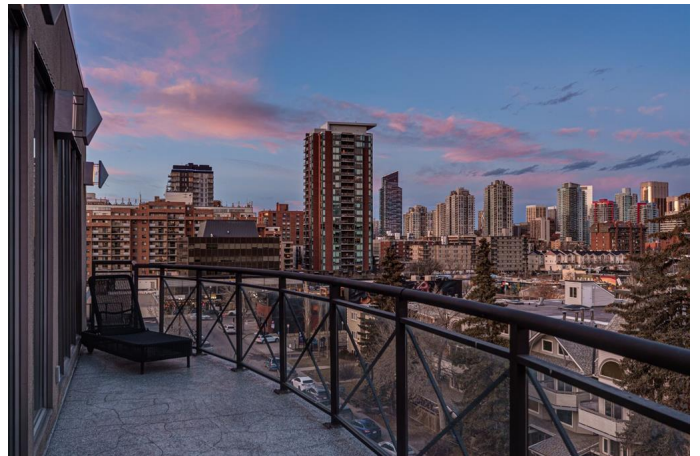
MLS® #A2199599

\$735,000

2 Bedroom, 3.00 Bathroom, 1,642 sqft
Residential on 0.00 Acres

Lower Mount Royal, Calgary, Alberta

Experience elevated living in this stunningly renovated, top-floor condo in the heart of Lower Mount Royal. Spanning over 1,600 sq. ft., this exquisite residence is just steps from the city's best shops, restaurants, grocery stores, and parks, offering the perfect blend of urban convenience and residential tranquility. Designed by the renowned Douglas Cridland, the renovation showcases exceptional craftsmanship and top-tier materials rarely seen in the condo market. Every detail exudes quality, from the refined finishes to the thoughtfully curated design, creating a space that is both sophisticated and timeless. Luxurious wool carpets add warmth and texture, complementing the high-end finishes throughout. The spacious floor plan features two generously sized bedrooms, each with its own private ensuite and walk in closet, providing ultimate comfort and privacy. A well-appointed powder room adds convenience for guests. The open-concept living and dining area is bathed in natural light, with floor-to-ceiling windows that frame breathtaking downtown views. Step onto the expansive private balcony, the perfect space for morning coffee or evening entertaining, while taking in the beauty of the city skyline. Located in a quiet, well-maintained building, this unit offers an exceptional level of privacy while remaining connected to the vibrancy of the surrounding neighbourhood. With two titled parking stalls, this home provides the rare combination of luxury, convenience, and



space in one of Calgary's most sought-after locations. This is a unique opportunity to own a one-of-a-kind residence in Lower Mount Royal.

Built in 2006

Essential Information

| | |
|----------------|-------------------|
| MLS® # | A2199599 |
| Price | \$735,000 |
| Bedrooms | 2 |
| Bathrooms | 3.00 |
| Full Baths | 2 |
| Half Baths | 1 |
| Square Footage | 1,642 |
| Acres | 0.00 |
| Year Built | 2006 |
| Type | Residential |
| Sub-Type | Apartment |
| Style | Single Level Unit |
| Status | Active |

Community Information

| | |
|-------------|------------------------|
| Address | 401, 1731 13 Street Sw |
| Subdivision | Lower Mount Royal |
| City | Calgary |
| County | Calgary |
| Province | Alberta |
| Postal Code | T2T 3P5 |

Amenities

| | |
|----------------|-------------------------------------|
| Amenities | Elevator(s), Secured Parking |
| Parking Spaces | 2 |
| Parking | Underground, Heated Garage, Parkade |
| # of Garages | 2 |

Interior

| | |
|-------------------|---|
| Interior Features | Bookcases, Built-in Features, Closet Organizers, Double Vanity, Kitchen Island, No Smoking Home, See Remarks, French Door, Jetted Tub, No |
|-------------------|---|

| | |
|-----------------|---|
| | Animal Home |
| Appliances | Built-In Oven, Built-In Refrigerator, Gas Cooktop, Microwave, Range Hood, Washer/Dryer, Window Coverings, Wine Refrigerator |
| Heating | In Floor |
| Cooling | Central Air |
| Fireplace | Yes |
| # of Fireplaces | 2 |
| Fireplaces | Gas |
| # of Stories | 4 |

Exterior

| | |
|-------------------|------------|
| Exterior Features | Balcony |
| Roof | Flat |
| Construction | Wood Frame |

Additional Information

| | |
|----------------|-----------------|
| Date Listed | March 5th, 2025 |
| Days on Market | 41 |
| Zoning | M-C2 |

Listing Details

| | |
|----------------|---------|
| Listing Office | Charles |
|----------------|---------|

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