

# \$298,892 - 306, 1720 13 Street Sw, Calgary

MLS® #A2268544

**\$298,892**

2 Bedroom, 2.00 Bathroom, 1,168 sqft

Residential on 0.00 Acres

Lower Mount Royal, Calgary, Alberta

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.



Main Floor Interior Area 690.38 sq ft



Built in 1987

## Essential Information

|                |                  |
|----------------|------------------|
| MLS® #         | A2268544         |
| Price          | \$298,892        |
| Bedrooms       | 2                |
| Bathrooms      | 2.00             |
| Full Baths     | 1                |
| Half Baths     | 1                |
| Square Footage | 1,168            |
| Acres          | 0.00             |
| Year Built     | 1987             |
| Type           | Residential      |
| Sub-Type       | Apartment        |
| Style          | Multi Level Unit |
| Status         | Active           |

### Community Information

|             |                        |
|-------------|------------------------|
| Address     | 306, 1720 13 Street Sw |
| Subdivision | Lower Mount Royal      |
| City        | Calgary                |
| County      | Calgary                |
| Province    | Alberta                |
| Postal Code | T2T 3P4                |

### Amenities

|                |                                                 |
|----------------|-------------------------------------------------|
| Amenities      | Bicycle Storage, Parking, Coin Laundry          |
| Parking Spaces | 1                                               |
| Parking        | Alley Access, Assigned, Parkade, Stall, Covered |

### Interior

|                   |                                                                        |
|-------------------|------------------------------------------------------------------------|
| Interior Features | Storage                                                                |
| Appliances        | Dishwasher, Electric Stove, Range Hood, Refrigerator, Window Coverings |
| Heating           | Baseboard, Natural Gas                                                 |
| Cooling           | None                                                                   |
| Fireplace         | Yes                                                                    |
| # of Fireplaces   | 1                                                                      |
| Fireplaces        | Wood Burning                                                           |
| # of Stories      | 3                                                                      |

### Exterior

|                   |                                    |
|-------------------|------------------------------------|
| Exterior Features | Balcony                            |
| Construction      | Concrete, Vinyl Siding, Wood Frame |

**Additional Information**

|                |                    |
|----------------|--------------------|
| Date Listed    | November 3rd, 2025 |
| Days on Market | 9                  |
| Zoning         | M-C2               |

**Listing Details**

|                |             |
|----------------|-------------|
| Listing Office | Real Broker |
|----------------|-------------|

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