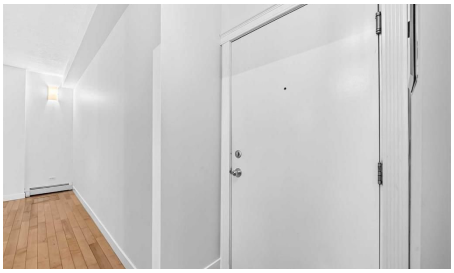
# 1 1715 13 Street SW

Calgary | Active | MLS® A2354950

**$215,000**







| Bedrooms | Bathrooms | Year Built | Living area |
|---|---|---|---|
| **2** | **1** | **1968** | **638.6 sq. ft.** |

## Your next move starts with a conversation.

**403-830-5152 | tiwana@maltiwana.ca**

Listed by Century 21 Bravo Realty

# A closer look

WELCOME TO LOWER MOUNT ROYAL!* Discover the perfect combination of inner-city convenience, comfort, and affordability in this beautifully appointed 2-bedroom, 1-bathroom condo, ideally situated just steps from Calgary's vibrant 17th Avenue SW. Nestled along a quiet, tree-lined street, this inviting main-floor, end-unit residence offers approximately 638 sq. ft. of thoughtfully designed living space in one of Calgary's most desirable inner-city communities. Step inside to find a bright and welcoming living and dining area, complemented by hardwood flooring and a neutral colour palette that creates a warm and inviting atmosphere. The functional kitchen features granite countertops, stainless steel appliances, modern cabinetry, and ample storage space, making everyday living both comfortable and convenient. Both bedrooms offer generous proportions, providing flexibility for a home office, guest room, or additional living space. The well-appointed 4-piece bathroom features modern tile finishes and a relaxing soaker tub. Additional highlights include in-suite laundry, an assigned outdoor parking stall, and convenient storage. Beyond your doorstep, enjoy an unbeatable lifestyle with trendy restaurants, boutique shopping, coffee shops, fitness studios, parks, and some of Calgary's best patios just a short stroll away. With easy access to downtown, public transit, and major commuter routes, this location offers exceptional convenience without sacrificing the charm of a quiet residential setting. Whether you're a first-time homebuyer, a professional seeking an urban lifestyle, or an investor looking to add a property in a sought-after rental location, this condo presents an excellent opportunity to experience everything Lower Mount Royal has to offer.

# Property details

| | |
|---|---|
| **Status** | Active |
| **Prop. Type** | Residential |
| **MLS® Num** | A2354950 |
| **Bedrooms** | 2 |
| **Bathrooms** | 1 |
| **Year Built** | 1968 |
| **Property Type:** | Residential |
| **Property Sub Type:** | Apartment |
| **Condo Type:** | Conventional Condo |
| **Transaction Type:** | For Sale |
| **Suite:** | No |
| **Num Legal Suites:** | 0 |
| **Num Illegal Suites:** | 0 |

| | |
|---|---|
| **Home Style:** | Apartment-Single Level Unit |
| **Total Living Area:** | 638.6 sq. ft. |
| **Condo Fee:** | $561.36 |
| **Condo Fee Includes:** | Common Area Maintenance, Heat, Insurance, Professional Management, Reserve Fund Contributions, Sewer, Snow Removal, Water |
| **Front Exposure:** | East |
| **Unit Exposure:** | East |
| **Floor Location:** | Ground |
| **Entry Level:** | 1 |
| **Stories Total:** | 3 |
| **Levels:** | Single Level Unit |
| **End Unit:** | 2+ Common Walls |
| **Total Rooms Above Grade:** | 5 |
| **Year built:** | 1968 (Age: 58) |
| **Bedrooms:** | 2 (Above Grd: 2) |
| **Bedrooms Above Grade:** | 2 |
| **Bedrooms On Main:** | 2 |
| **Bedrooms Below Grade:** | 0 |
| **Bathrooms:** | 1.0 (Full:1, Half:0) |
| **Num Ensuite Baths:** | 0 |
| **Plan:** | 0712571 |
| **Heating:** | Baseboard, Natural Gas |
| **New Constr.:** | No |
| **Construction Material:** | Brick, Stucco |
| **Structure Type:** | Low Rise (2-4 stories) |
| **Ensuite:** | No |

| | |
|---|---|
| **Flooring:** | Laminate |
| **Cooling:** | None |
| **Fireplaces:** | 0 |
| **Garage:** | No |
| **Parking:** | Stall |
| **Parking Places:** | 1 |
| **Parking Total/Covered:** | 1 / - |
| **Laundry Features:** | In Unit |
| **Condo Fee Frequency:** | Monthly |
| **City Quadrant:** | Southwest |
| **Condo Name:** | Z-name Not Listed |
| **Community:** | Lower Mount Royal |
| **Amenities:** | None |
| **Appliances:** | Dishwasher, Electric Oven, Microwave, Refrigerator, Washer/Dryer Stacked |
| **Inclusions:** | None |
| **Restrictions:** | None Known |
| **Pets Allowed:** | Restrictions |
| **Main Floor** | Entrance · 6'8" × 5'1" · |
| **Main Floor** | Dining Room · 11'2" × 5' · |
| **Main Floor** | Living Room · 11'2" × 10' · |
| **Main Floor** | Kitchen · 11'2" × 7'11" · |
| **Main Floor** | Laundry · 3'8" × 2'7" · |
| **Main Floor** | Bedroom · 11'2" × 8'3" · |
| **Main Floor** | Bedroom - Primary · 11'2" × 10'6" · |
| **Title to Land:** | Fee Simple |
| **Community Features:** | Schools Nearby, Shopping Nearby, Sidewalks, Street Lights, Walking/Bike Paths |

| | |
|---|---|
| **Interior Features:** | Chandelier |
| **Exterior Features:** | None |
| **Patio And Porch Features:** | None |
| **Num. of Parcels:** | 0 |
| **Region:** | Calgary |
| **Zone:** | CAL Zone CC |
| **Zoning:** | M-C2 |
| **Listed Date:** | Oct 29, 2026 |

### Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/1-1715-13-street-sw-calgary-a2354950/

### Tiwana Team | 403-830-5152 | tiwana@maltiwana.ca

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