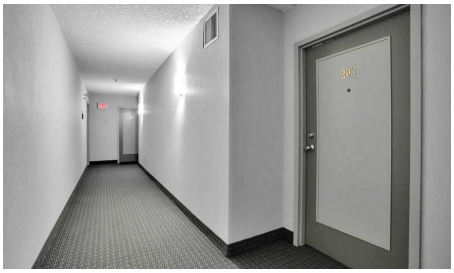
203 1720 13 Street SW

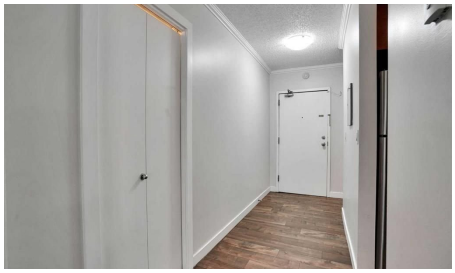
Calgary | Active | MLS® A2335236

$229,900









Bedrooms	Bathrooms	Year Built	Living area
1	**1**	**1987**	**677 sq. ft.**

Your next move starts with a conversation.

403-830-5152 | tiwana@maltiwana.ca

Listed by RE/MAX First

A closer look

Welcome to Labatt House, a boutique 20-unit condominium in the heart of Lower Mount Royal. This bright and spacious second-floor apartment offers approximately 677 sq. ft. of RMS-measured living space, one bedroom, one full bathroom, in-suite laundry, assigned covered parking and an impressive private balcony for all to enjoy.

The distinctive interior features warm laminate flooring, crown moulding and a sunken living room filled with natural light from expansive windows. Measuring approximately 14'7" by 12', the living room provides comfortable space for relaxing and entertaining. The adjoining 12' by 9'2" dining area offers the flexibility to accommodate a full dining set, additional sitting area or workspace.

The updated kitchen is finished with light brown shaker-style cabinetry, granite countertops, an undermount sink, a full-height subway tile backsplash and stainless-steel appliances, including a dishwasher and a brand new over-the-range microwave.

The generously sized bedroom measures approximately 15'9" by 9'11", offering 154 sq. ft. of comfortable space and excellent closet storage. A four-piece bathroom and in-suite combination washer and dryer complete the functional single-level layout.

Step outside onto the large private balcony and enjoy mature trees and a welcome sense of separation from the surrounding city. The apartment also includes assigned covered parking stall #203. Recent building improvements include replacement of the unit windows and balcony membranes completed in 2023.

Cat owners will appreciate that up to two cats may be permitted with prior written Board approval. The fireplace has not been used by seller however, if the buyers want to do get a compliant WETT certificate then it can be functional again.

Lower Mount Royal offers one of Calgary’s most desirable inner-city lifestyles. The restaurants, cafés, patios, boutique shopping, fitness studios and everyday services of 17th Avenue SW are only moments away. Downtown, public transit and several of Calgary’s most popular inner-city neighbourhoods are also easily accessible.

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2335236
Bedrooms	1
Bathrooms	1
Year Built	1987

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:	677 sq. ft.
Main Level Finished Area:	677 sq. ft.
Condo Fee:	$478.00
Condo Fee Includes:	Common Area Maintenance, Gas, Heat, Insurance, Professional Management, Reserve Fund Contributions, Sewer, Snow Removal, Trash, Water
Front Exposure:	West
Unit Exposure:	East
Floor Location:	Other
Entry Level:	2
Stories Total:	4
Levels:	Single Level Unit
End Unit:	2+ Common Walls
Total Rooms Above Grade:	5
Year built:	1987 (Age: 39)
Bedrooms:	1 (Above Grd: 1)
Bedrooms Above Grade:	1
Bedrooms On Main:	1
Bedrooms Below Grade:	0

Bathrooms:	1.0 (Full:1, Half:0)
Num Ensuite Baths:	0
Plan:	8911330
Heating:	Baseboard, Hot Water
New Constr.:	No
Construction Material:	Vinyl Siding, Wood Frame, Wood Siding
Structure Type:	Low Rise (2-4 stories)
Ensuite:	No
Flooring:	Laminate, Tile
Cooling:	None
Fireplaces:	1
Fireplace Details:	Living Room, Wood Burning
Garage:	No
Parking:	Assigned, Attached Carport, Carport, Plug-In, Stall
Parking Places:	1
Parking Total/Covered:	1 / -
Laundry Features:	In Unit, Main Level
Condo Fee Frequency:	Monthly
City Quadrant:	Southwest
Condo Name:	Z-name Not Listed
Community:	Lower Mount Royal
Amenities:	Bicycle Storage, Laundry, Trash
Appliances:	Dishwasher, Electric Stove, European Washer/Dryer Combination, Microwave Hood Fan, Refrigerator
Inclusions:	N/A
Restrictions:	Pet Restrictions or Board approval Required

Pets Allowed:	Restrictions, Call, Yes
Main Floor	Foyer · 13' × 7'4" ·
Main Floor	Bedroom - Primary · 15'9" × 9'11" ·
Main Floor	Dining Room · 12' × 9'2" ·
Main Floor	Kitchen · 8'5" × 7'10" ·
Main Floor	Living Room · 14'7" × 12' ·
Main Floor	Laundry · 3'4" × 2'8" ·
Title to Land:	Fee Simple
Community Features:	Park, Playground, Schools Nearby, Shopping Nearby, Sidewalks, Street Lights
Interior Features:	Granite Counters, Vinyl Windows
Exterior Features:	Balcony
Patio And Porch Features:	Balcony(s)
Lot Features:	Back Lane, Paved
Num. of Parcels:	0
Fencing:	None
Region:	Calgary
Zone:	CAL Zone CC
Zoning:	M-C2
Listed Date:	Aug 10, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/203-1720-13-street-sw-calgary-a2335236/

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

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Prepared November 23, 2026. Listing details and availability may change. This brochure is not a contract. Contact the Tiwana Team for current information.