203 1721 13 Street SW

Calgary | Active | MLS® A2327524

$229,900









Bedrooms	Bathrooms	Year Built	Living area
2	**1**	**1982**	**726.46 sq. ft.**

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403-830-5152 | tiwana@maltiwana.ca

Listed by Century 21 Bamber Realty LTD.

A closer look

Tucked into the heart of Lower Mount Royal, this beautifully styled 2-bedroom condo brings together charm, comfort, and an easy inner-city lifestyle. The space feels warm and inviting from the moment you walk in, with rich hardwood flooring, soft neutral tones, and a layout that elevates everyday living. The living room is bright and welcoming, with large patio doors that diffuse natural light and open onto a private balcony - the perfect spot for morning coffee or a quiet glass of wine at the end of the day. The kitchen has been thoughtfully updated with crisp white cabinetry, butcher block counters, stainless steel appliances, open shelving, a statement hood fan, and a cozy dining nook that adds just the right amount of character and function. The two spacious bedrooms offer a calm place to unwind, with soft finishes that add a subtle touch of flair. The full bathroom services both bedrooms and has a fresh, polished feel. Just steps from the cafés, restaurants, shops, and energy of 17th Avenue, this condo is polished, inviting, and perfectly placed, this is Lower Mount Royal living with a little extra charm.

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2327524
Bedrooms	2
Bathrooms	1
Year Built	1982
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:	726.46 sq. ft.
Main Level Finished Area:	726.46 sq. ft.
Condo Fee:	$744.93

Condo Fee Includes:	Common Area Maintenance, Heat, Insurance, Maintenance Grounds, Parking, Professional Management, Reserve Fund Contributions, Sewer, Snow Removal, Trash, Water
Acreage:	No
Front Exposure:	East
Unit Exposure:	West
Floor Location:	Other
Entry Level:	2
Stories Total:	3
Levels:	Single Level Unit
End Unit:	2+ Common Walls
Total Rooms Above Grade:	5
Year built:	1982 (Age: 44)
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:	9510833
Heating:	Baseboard, Hot Water, Natural Gas
New Constr.:	No
Construction Material:	Vinyl Siding, Wood Frame
Structure Type:	Low Rise (2-4 stories)
Roof:	Asphalt Shingle
Ensuite:	No
Flooring:	Ceramic Tile, Hardwood

Cooling:	None
Fireplaces:	0
Garage:	No
Parking:	Stall, Underground
Parking Places:	1
Parking Total/Covered:	1 / -
Laundry Features:	In Unit, Laundry Room
Condo Fee Frequency:	Monthly
City Quadrant:	Southwest
Condo Name:	Mount Royal Courts
Community:	Lower Mount Royal
Amenities:	Secured Parking, Trash
Appliances:	Dishwasher, Dryer, Electric Stove, Microwave, Range Hood, Refrigerator, Washer, Window Coverings
Inclusions:	None
Restrictions:	See Remarks
Pets Allowed:	Restrictions, Yes
Main Floor	Dining Room · 9'10" × 4' ·
Main Floor	Kitchen · 14'1" × 9'10" ·
Main Floor	Living Room · 14'1" × 10'2" ·
Main Floor	Bedroom - Primary · 13'5" × 9'10" ·
Main Floor	Bedroom · 13'5" × 9'10" ·
Title to Land:	Fee Simple
Community Features:	Golf, Park, Playground, Schools Nearby, Shopping Nearby, Sidewalks, Street Lights, Tennis Court(s)
Interior Features:	Kitchen Island, Open Floorplan
Exterior Features:	Balcony

Patio And Porch Features:	Balcony(s)
Num. of Parcels:	0
Region:	Calgary
Zone:	CAL Zone CC
Zoning:	M-C2
Listed Date:	Jul 09, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/203-1721-13-street-sw-calgary-a2327524/

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