



\$ 375,000.00

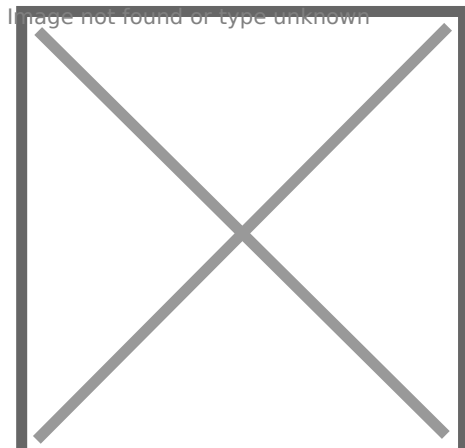
## 103 1731 13 STREET SW CALGARY

<https://paulbrinton.com>

Suite 103 is unique to this building and offers an extremely large useable patio (485 sq ft) protected by a landscaped terrace adding privacy and a secluded garden. This is an absolutely stunning space. Superior quality and many special features such as; concrete/steel construction, in-floor heating throughout, solid maple hardwood...

- 2 beds
- 2 baths
- Apartment
- Residential
- Active

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## BASIC FACTS

**Style:** Low-Rise(1-4)

**MLS ® #:** A1154740

**Type:** Apartment

**Bedrooms:** 2

**Status:** Active

**Year built:** 2006

**Parking:** Stall, Underground

**Post Updated:** 2021-11-25 14:08:15

**Bathrooms:** 2

**Bedrooms Above Grade:** 2

**Date added:** 10/15/21

**Area:** 0.00 sq ft

**County Or Parish:** Calgary

**CONDO TYPE:** Conventional

## PROPERTY FEATURES

**Total Parking:** 1

**Flooring:** Ceramic Tile,Hardwood

**Fireplace Features:** Gas

**Exterior Features:** None

**Cooling:** Central Air

**Interior Features:** No Animal Home,No Smoking Home

**Heating Type:** In Floor

**Fireplace:** 1

**Association Amenities:** None

**Community Features:** Park,Schools Nearby,Shopping Nearby

**District:** CAL Zone CC

**Inclusions:** none

**Roof Type:** Tar/Gravel

## PROPERTY INFORMATION

**Levels:** Single Level Unit

**Zoning:** M-C2

**List Price Square Foot:** \$ 319.08

**Photo Count:** 37



**Laundry features:** In Unit, Main Level

**Transaction Type:** For Sale

**Title Land:** Fee Simple

**Rooms Above Grade:** 5

**Unit Exposure:** W

**Unit Number:** 103

**Construction Materials:**

Brick,Concrete,Stone

**Suite:** No

**Appliances:** Dishwasher,Dryer,Gas

Cooktop,Oven-Built-

In,Refrigerator,Washer,Window Coverings

**Living Area SF:** 1216.00

**Subdivision Name:** Lower Mount Royal

**Structure Type:** Low Rise (2-4 stories)

**Restrictions:** Pets Not Allowed

