

# \$735,000 - 401, 1731 13 Street Sw, Calgary

MLS® #A2199599

## \$735,000

2 Bedroom, 3.00 Bathroom, 1,642 sqft

Residential on 0.00 Acres

Lower Mount Royal, Calgary, Alberta

Experience elevated living in this stunningly renovated, top-floor condo in the heart of Lower Mount Royal. Spanning over 1,600 sq. ft., this exquisite residence is just steps from the city's best shops, restaurants, grocery stores, and parks, offering the perfect blend of urban convenience and residential tranquility. Designed by the renowned Douglas Cridland, the renovation showcases exceptional craftsmanship and top-tier materials rarely seen in the condo market. Every detail exudes quality, from the refined finishes to the thoughtfully curated design, creating a space that is both sophisticated and timeless. Luxurious wool carpets add warmth and texture, complementing the high-end finishes throughout. The spacious floor plan features two generously sized bedrooms, each with its own private ensuite and walk in closet, providing ultimate comfort and privacy. A well-appointed powder room adds convenience for guests. The open-concept living and dining area is bathed in natural light, with floor-to-ceiling windows that frame breathtaking downtown views. Step onto the expansive private balcony, the perfect space for morning coffee or evening entertaining, while taking in the beauty of the city skyline. Located in a quiet, well-maintained building, this unit offers an exceptional level of privacy while remaining connected to the vibrancy of the surrounding neighbourhood. With two titled parking stalls, this home provides the rare combination of luxury, convenience, and



space in one of Calgary's most sought-after locations. This is a unique opportunity to own a one-of-a-kind residence in Lower Mount Royal.

Built in 2006

### Essential Information

MLS® #	A2199599
Price	\$735,000
Bedrooms	2
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,642
Acres	0.00
Year Built	2006
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

### Community Information

Address	401, 1731 13 Street Sw
Subdivision	Lower Mount Royal
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2T 3P5

### Amenities

Amenities	Elevator(s), Secured Parking
Parking Spaces	2
Parking	Underground, Heated Garage, Parkade
# of Garages	2

### Interior

Interior Features	Bookcases, Built-in Features, Closet Organizers, Double Vanity, Kitchen Island, No Smoking Home, See Remarks, French Door, Jetted Tub, No
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	Animal Home
Appliances	Built-In Oven, Built-In Refrigerator, Gas Cooktop, Microwave, Range Hood, Washer/Dryer, Window Coverings, Wine Refrigerator
Heating	In Floor
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Gas
# of Stories	4

## Exterior

Exterior Features	Balcony
Roof	Flat
Construction	Wood Frame

## Additional Information

Date Listed	March 5th, 2025
Days on Market	45
Zoning	M-C2

## Listing Details

Listing Office	Charles
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