

\$298,892 - 306, 1720 13 Street Sw, Calgary

MLS® #A2268544

\$298,892

2 Bedroom, 2.00 Bathroom, 1,168 sqft

Residential on 0.00 Acres

Lower Mount Royal, Calgary, Alberta

306, 1720 13 Street SW | Prime Location! | Welcome To Labatt House In Lower Mount Royal | Loft Three Storey Boutique Style Condo With Only 20 Units | Top Floor End Unit | Stunning Open Loft Overlooking The Living Room & A Cozy Wood-Burning Fireplace | This Bright & Stylish Home Offers A Spacious Main Floor Bedroom Plus A Large Primary Suite On The Upper Loft Level, Complete With An Optional Upper-Level Laundry Setup | Enjoy Two Beautifully Finished Bathrooms, One on Each Floor, Main Floor Has A 2 PCE & The Upper Floor Has A 4 PCE | East Facing Living Room Has Gorgeous Floor To Ceiling Windows & High Vaulted Ceiling Which Bring In An Abundance Of Natural Light | Assigned Covered Parking With Plugin Power Controlled From Inside Apartment | Ideally Located Just Steps To Trendy 17th Avenue Shopping, Restaurants & Entertainment | Easy Access To Kensington, Marda Loop & Sunalta LRT Station | This Unique Property Combines Urban Convenience With Boutique Charm | No Elevator | Condo Fees of \$854.91 Include Heat, Parking, Professional Management, Reserve Fund Contributions, Sewer, Snow Removal, Trash, Water | PETS Allowed Two Cats (No Dogs or Birds) Subject to Board Approval | No Age Restrictions | In-Suite Laundry Is An Allowable Option By The Board.



Built in 1987

Essential Information

MLS® #	A2268544
Price	\$298,892
Bedrooms	2
Bathrooms	2.00
Full Baths	1
Half Baths	1
Square Footage	1,168
Acres	0.00
Year Built	1987
Type	Residential
Sub-Type	Apartment
Style	Multi Level Unit
Status	Active

Community Information

Address	306, 1720 13 Street Sw
Subdivision	Lower Mount Royal
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2T 3P4

Amenities

Amenities	Bicycle Storage, Coin Laundry, Parking
Parking Spaces	1
Parking	Alley Access, Assigned, Covered, Parkade, Stall

Interior

Interior Features	Storage
Appliances	Dishwasher, Electric Stove, Range Hood, Refrigerator, Window Coverings
Heating	Baseboard, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Wood Burning
# of Stories	3

Exterior

Exterior Features	Balcony
Construction	Concrete, Vinyl Siding, Wood Frame

Additional Information

Date Listed	November 3rd, 2025
Days on Market	2
Zoning	M-C2

Listing Details

Listing Office	Real Broker
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