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**Century 21 Bamber Realty Ltd**  
1612 17 Ave SW  
Calgary, AB  
T2T 0E3

1, 1715 13 Street SW, Lower Mount Royal, Calgary, Alberta, T2T 3P5, Canada

MLS®# A1082017

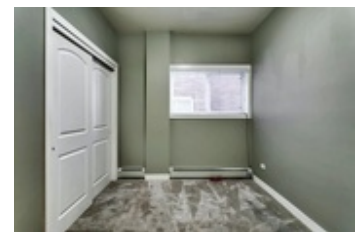
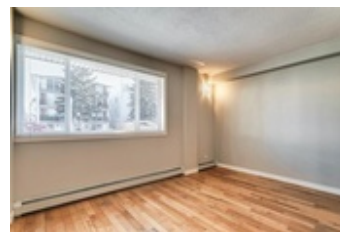
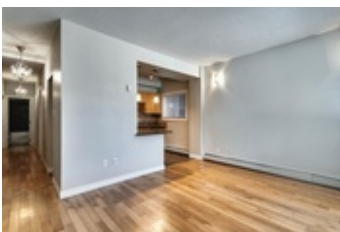


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Property Value	\$154,900
Type	Apartment
Style	Apartment
Parking	Stall, Assigned
Year Built	1968
Living Area	637.85 sq.ft.
Bedrooms	2
Bathroom	1 full

## Description

Opportunity knocks at this spacious 2 BEDROOM, 1 bath unit just steps away from 17th Ave! Located on a quiet tree-lined street, this front facing unit offers exceptional value for the location. Finished with HARDWOOD throughout + painted in neutral colours all you have to do is move in. The kitchen is well appointed with stainless steel appliances, granite counters + modern cabinetry plus laundry hookup and tons of storage. The two bedrooms are very spacious + the 4 piece bath offers a soaker tub + modern tile. Washer/Dryer rough in, just needs the machines. A storage locker + outdoor parking stall are also included. A fantastic opportunity as an income property or as a nesting place to call home. Close to transit, shopping + some great summer patios!





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