

# \$474,900 - 319, 1719 9a Street Sw, Calgary

MLS® #A2110931

**\$474,900**

2 Bedroom, 2.00 Bathroom, 934 sqft  
Residential on 0.00 Acres

Lower Mount Royal, Calgary, Alberta

**\*VISIT MULTIMEDIA LINK FOR FULL DETAILS & FLOORPLANS!\*** Welcome to The Block! Steps from 17th Avenue, this stylish condo building was built by a reputable builder, Avi Urban. Offering 2 bedrooms and 2 bathrooms, 934 sq ft, and an oversized 300 sq ft COVERED PATIO with downtown views, this unit in Lower Mount Royal is a MUST SEE. All the local faves are within walking distance, including Deville Coffee, Made By Marcus, Analog Coffee, Trolley 5, and countless others. The central kitchen features modern, flat panel cabinetry, stainless steel appliances, a gas range, quartz counters, and a centre island with a dual undermount stainless steel sink and a sizeable eating bar. Engineered hardwood floors extend throughout the main living spaces, including the dining area and spacious living room. Built-ins provide a home for your entertainment unit and home décor, along with a built-in desk. Sliding glass doors provide tons of natural light and access to the oversized 428 sq ft patio with breathtaking views of downtown Calgary and ample outdoor entertaining space. The primary bedroom features floor-to-ceiling windows, a walk-in closet, and a 3pc ensuite with tile floors, a full-height mirror, a floating vanity, and a fully tiled walk-in shower with a glass enclosure. A secondary bedroom has easy access to the main 4pc bathroom with a floating vanity and a tub/shower with a full-height tile surround. The Block is a newer complex steps to 17th Avenue with a heated garage, storage lockers,



and a sunny courtyard with lush greenery. All your top hot spots are within walking distance, such as Tompkins Park, PORCH, Blanco Cantina, and Una Pizza + Wine. Mission is only a 5min bike ride away, and the downtown core is an easy 10min bike ride, so whether you're commuting for work or a night out, the city is within your reach. With this central location and incredible amenities and restaurants nearby, this condo is ideal for urban buyers!

Built in 2014

### Essential Information

|                |               |
|----------------|---------------|
| MLS® #         | A2110931      |
| Price          | \$474,900     |
| Sold Price     | \$462,500     |
| Bedrooms       | 2             |
| Bathrooms      | 2.00          |
| Full Baths     | 2             |
| Square Footage | 934           |
| Acres          | 0.00          |
| Year Built     | 2014          |
| Type           | Residential   |
| Sub-Type       | Apartment     |
| Style          | Low-Rise(1-4) |
| Status         | Sold          |

### Community Information

|             |                        |
|-------------|------------------------|
| Address     | 319, 1719 9a Street Sw |
| Subdivision | Lower Mount Royal      |
| City        | Calgary                |
| County      | Calgary                |
| Province    | Alberta                |
| Postal Code | T2T 6S3                |

### Amenities

|                |                              |
|----------------|------------------------------|
| Amenities      | Elevator(s), Secured Parking |
| Parking Spaces | 1                            |

Parking                      Stall

**Interior**

Interior Features      High Ceilings, Kitchen Island, Open Floorplan, Stone Counters  
Appliances              Dishwasher, Dryer, Gas Stove, Microwave Hood Fan, Refrigerator,  
                                 Washer, Window Coverings  
Heating                   Forced Air, Natural Gas  
Cooling                   Wall Unit(s)  
# of Stories               4

**Exterior**

Exterior Features      Courtyard  
Construction           Wood Frame

**Additional Information**

Date Listed              March 1st, 2024  
Date Sold                March 27th, 2024  
Days on Market        26  
Zoning                    M-C2  
HOA Fees                0.00

**Listing Details**

Listing Office            RE/MAX House of Real Estate

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