

\$324,900 - 111, 1719 9a Street Sw, Calgary

MLS® #A2112321

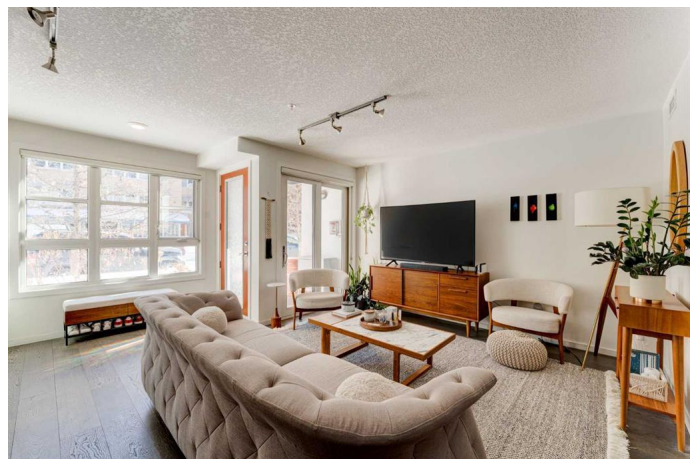
\$324,900

1 Bedroom, 1.00 Bathroom, 611 sqft

Residential on 0.00 Acres

Lower Mount Royal, Calgary, Alberta

Welcome to your new life at The Block. These walkout brownstone style units don't come up often and are the most sought after 1-bedroom units in the building. This pet friendly (up to 2 pets no restrictions) condo has you living your best inner-city life. Located on a quiet street off 17th Ave this one-bedroom open concept plan shows 10/10 and features builder upgrades such as hardwood throughout (no carpet), upgraded 10mil taller shower door, plenty of storage including a custom walk-in closet in the bedroom and a custom front coat closet in the entry. Soaked with morning sun in your living room, you can enjoy your morning coffee throughout the summer on your private east facing patio overlooking a stunning oak tree. This is the perfect lock and leave home, with in suite laundry and everything but electricity included in your condo fees, there is no furnace to maintain or hot water tank, and in floor heating to keep your feet warm in those winter months. This well managed building was built around a community and some of the best neighbours you can have. The centre courtyard has its own vibe with patio lights, seating, and games; a great spot to enjoy summer afternoons with friends and neighbours. This unit also comes complete with a titled underground heated parking spot as well as a storage locker in the underground. You can't beat this amazing location, steps to Urban Fare for groceries, Vine Arts, Canadian Tire, Made by Marcus, bike paths, parks and the river + all of the other great 17th



Ave amenities. A one-of-a-kind place to enjoy the best parts of the city.

Built in 2014

Essential Information

MLS® #	A2112321
Price	\$324,900
Sold Price	\$340,000
Bedrooms	1
Bathrooms	1.00
Full Baths	1
Square Footage	611
Acres	0.00
Year Built	2014
Type	Residential
Sub-Type	Apartment
Style	Apartment
Status	Sold

Community Information

Address	111, 1719 9a Street Sw
Subdivision	Lower Mount Royal
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2T 6S3

Amenities

Amenities	Elevator(s), Storage
Parking Spaces	1
Parking	Parkade, Stall, Titled, Underground

Interior

Interior Features	Closet Organizers, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Track Lighting, Walk-In Closet(s)
Appliances	Dishwasher, Gas Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer Stacked, Window Coverings
Heating	In Floor, Natural Gas

Cooling	None
# of Stories	4

Exterior

Exterior Features	Courtyard, Private Entrance
Roof	Tar/Gravel
Construction	Stucco, Wood Frame

Additional Information

Date Listed	April 1st, 2024
Date Sold	April 9th, 2024
Days on Market	8
Zoning	M-C2
HOA Fees	0.00

Listing Details

Listing Office	Century 21 Bamber Realty LTD.
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