

\$449,900 - 401, 1719 9a Street Sw, Calgary

MLS® #A2114264

\$449,900

2 Bedroom, 2.00 Bathroom, 770 sqft

Residential on 0.00 Acres

Lower Mount Royal, Calgary, Alberta

Welcome to this sunny corner top floor, loft style condo at The Block. This unit features 2 beds/2 baths, 2 large patios + downtown views. You can't beat this particular unit with its open floor plan, vaulted 15 ft ceilings, 345 sq ft rooftop private patio overlooking 9A St as well as 120 sqft front patio facing onto the beautiful courtyard. This unit makes it the ultimate place for entertaining with wide plank engineered hardwood floors, in floor heating, parking and a communal courtyard which is used by all of the residents for summer hangouts. This unit features a ton of builder upgrades including 3 zone air conditioning, hardwood throughout(no carpet), under-cabinet lighting, upgraded shower, blinds package and more. This is a rare find as these units have not come up for sale since the building was completed. This location is only ½ block off of everything 17th Avenue has to offer including the Urban Fare Grocery and Canadian Tire. A well managed building with a great community. Don't miss out on this unique condo! Pet friendly up to 2 dogs no weight restrictions just board approval.

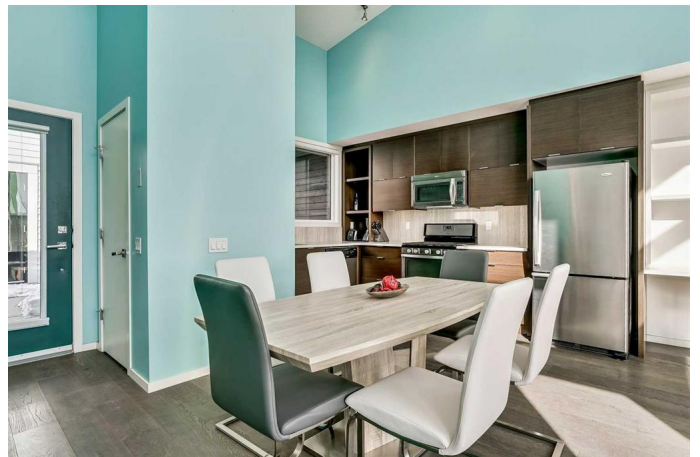
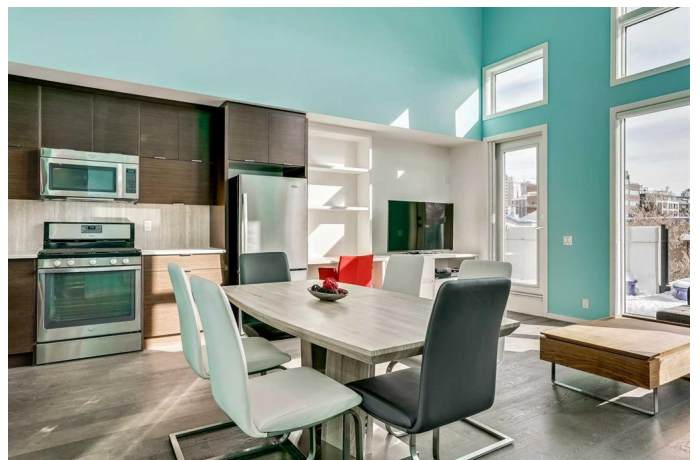
****Seller open to a paint credit with Urban Painters****

Built in 2014

Essential Information

MLS® # A2114264

Price \$449,900



Sold Price	\$466,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	770
Acres	0.00
Year Built	2014
Type	Residential
Sub-Type	Apartment
Style	Apartment
Status	Sold

Community Information

Address	401, 1719 9a Street Sw
Subdivision	Lower Mount Royal
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2T 6S3

Amenities

Amenities	Elevator(s), Secured Parking, Storage, Visitor Parking
Parking Spaces	1
Parking	Heated Garage, Titled, Underground

Interior

Interior Features	Bookcases, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Storage, Vaulted Ceiling(s)
Appliances	Dishwasher, Dryer, Garage Control(s), Gas Stove, Microwave Hood Fan, Refrigerator, Washer, Window Coverings
Heating	In Floor, Natural Gas
Cooling	Central Air
# of Stories	4

Exterior

Exterior Features	Balcony
Lot Description	Back Lane, Low Maintenance Landscape, Views
Roof	Tar/Gravel
Construction	Composite Siding, Stucco, Wood Frame, Wood Siding

Foundation Poured Concrete

Additional Information

Date Listed April 2nd, 2024
Date Sold April 9th, 2024
Days on Market 7
Zoning M-C2
HOA Fees 0.00

Listing Details

Listing Office Century 21 Bamber Realty LTD.

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