

\$319,900 - 345, 1719 9a Street Sw, Calgary

MLS® #A2117675

\$319,900

1 Bedroom, 1.00 Bathroom, 600 sqft
Residential on 0.00 Acres

Lower Mount Royal, Calgary, Alberta

Welcome to The Block built by Avi Urban, where urban living meets contemporary comfort! This corner-unit bungalow townhome offers a perfect blend of modern design and convenience steps away from Calgary's iconic 17th ave. Step inside and be greeted by an inviting open floor plan with 9-foot ceilings and custom built-ins for entertainment and office nook. The sleek stainless-steel appliances, including a gas stove, stone countertops, and under-mount sink, enhance the kitchen along with sleek floor to ceiling two-toned cabinetry, fitting every need. Entertain guests or simply relax in your common interior courtyard, complete with bistro lights and picnic tables, providing a serene outdoor space right at your doorstep. Retreat through the large sliding door to the large primary bedroom with large west facing window creating a bright and airy environment. Spacious with a sizeable walk-in closet, ensuring your comfort and storage needs are met. The 3-piece bathroom is complete with a floor-to-ceiling tiled shower, floating vanity with stone counters and modern finishes. The convenience of laundry in-unit, along with the added amenities of bike storage and secure underground parkade within the building, make day-to-day living a breeze. Located just steps from 17th Avenue, The Block offers easy access to all the vibrant hot spots such as Tompkins Park, Porch, Blanco Cantina, Browns Social House, Una Pizza + Wine, Ship & Anchor, ensuring you're never far from excitement and entertainment. A



ten-minute drive to Mount Royal University, The Wilder Institute, or the Jubilee Auditorium. You can walk to most amenities such as Urban Fare Market, Best Buy, Canadian Tire, medical services, banks and Safeway in under 10 minutes. Whether you're a savvy urban dweller or seeking a chic pied-à-terre in the city, this townhome at The Block offers the ideal combination of style, convenience, and location. Don't miss the opportunity to make this your urban oasis!

Built in 2014

Essential Information

MLS® #	A2117675
Price	\$319,900
Sold Price	\$320,000
Bedrooms	1
Bathrooms	1.00
Full Baths	1
Square Footage	600
Acres	0.00
Year Built	2014
Type	Residential
Sub-Type	Row/Townhouse
Style	Bungalow
Status	Sold

Community Information

Address	345, 1719 9a Street Sw
Subdivision	Lower Mount Royal
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2T 3E7

Amenities

Amenities	Bicycle Storage, Elevator(s), Parking
Parking Spaces	1

Parking	Off Street, Parkade, Secured, Titled, Underground
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Interior

Interior Features	Built-in Features, Closet Organizers, High Ceilings, Open Floorplan, Pantry, See Remarks, Stone Counters, Storage, Vinyl Windows
Appliances	Dishwasher, Dryer, Garage Control(s), Gas Stove, Microwave Hood Fan, Refrigerator, Washer, Window Coverings
Heating	Boiler, In Floor, Natural Gas
Cooling	None
Basement	None

Exterior

Exterior Features	Courtyard, Lighting, Private Entrance, Storage
Lot Description	Back Lane, Lawn, Street Lighting, Yard Lights, Other, See Remarks, Treed
Roof	Membrane
Construction	Stucco, Wood Frame, Wood Siding
Foundation	Poured Concrete

Additional Information

Date Listed	March 28th, 2024
Date Sold	April 24th, 2024
Days on Market	27
Zoning	M-C2
HOA Fees	0.00

Listing Details

Listing Office	RE/MAX First
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