

\$349,999 - 306, 1732 9a Street Sw, Calgary

MLS® #A2117753

\$349,999

2 Bedroom, 2.00 Bathroom, 1,166 sqft

Residential on 0.00 Acres

Lower Mount Royal, Calgary, Alberta

Gorgeous, renovated unit, in prime downtown location! Situated in Lower Mount Royal and close to all of the amazing amenities that 17th Ave has to offer. This completely renovated and spacious corner unit has an incredibly large floor plan with 1166 SQ FT OF LIVING SPACE! 2 spacious bedrooms, 2 FULL BATHROOMS, and a MASSIVE, sunny, SW facing, WRAP-AROUND BALCONY. Access the balcony from the living/dining area or from either bedroom! The 3 massive patio doors allow a multitude of natural light into each room. The master bedroom offers 2 CLOSETS with floor to ceiling sliding mirror doors. The 2nd bedroom has an OVERSIZED CLOSET with floor to ceiling mirror doors. A wood-burning fireplace is the focal point of the living room with decorative stone veneer. The kitchen is a beautiful and modern space, perfect to entertain and with new stainless steel appliances. The generous entryway comes with a huge, conveniently located front closet and separate LAUNDRY ROOM with new, full-sized washer and dryer! 1 assigned, UNDERGROUND PARKING STALL AND STORAGE LOCKER included in the sale. Live steps away from 17th Ave, home to hundreds of unique businesses ranging from globally inspired restaurants, local clothing and accessory boutiques, vintage and consignment shops and more! You can also find a variety of different services including fitness studios, hair salons, spas and wellness services. Book your showing today!



Built in 1981

Essential Information

MLS® #	A2117753
Price	\$349,999
Sold Price	\$361,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,166
Acres	0.00
Year Built	1981
Type	Residential
Sub-Type	Apartment
Style	Low-Rise(1-4)
Status	Sold

Community Information

Address	306, 1732 9a Street Sw
Subdivision	Lower Mount Royal
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2T 3E6

Amenities

Amenities	Elevator(s), Parking, Secured Parking, Storage, Trash, Visitor Parking
Parking Spaces	1
Parking	Alley Access, Assigned, Covered, Enclosed, Heated Garage, Secured, Stall, Underground

Interior

Interior Features	Elevator, Granite Counters, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Soaking Tub, Storage
Appliances	Dishwasher, Dryer, Electric Oven, Electric Stove, Garage Control(s), Microwave, Washer
Heating	Baseboard
Cooling	None
Fireplace	Yes

# of Fireplaces	1
Fireplaces	Brick Facing, Living Room, Mantle, Marble, Wood Burning
# of Stories	4

Exterior

Exterior Features	Storage
Roof	Asphalt
Construction	Concrete, Metal Frame, Vinyl Siding

Additional Information

Date Listed	April 11th, 2024
Date Sold	April 20th, 2024
Days on Market	9
Zoning	M-C2
HOA Fees	0.00

Listing Details

Listing Office	CIR Realty
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