

\$425,000 - 402, 1731 9a Street Sw, Calgary

MLS® #A2122959

\$425,000

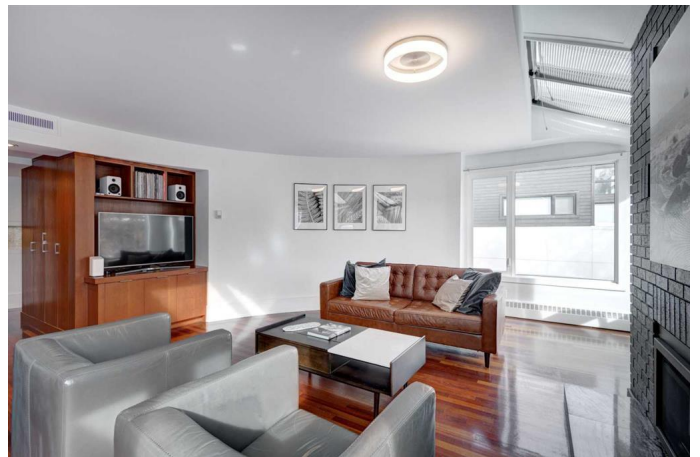
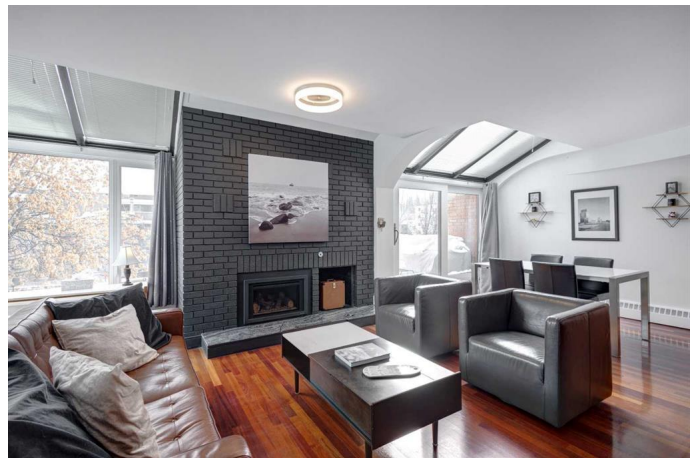
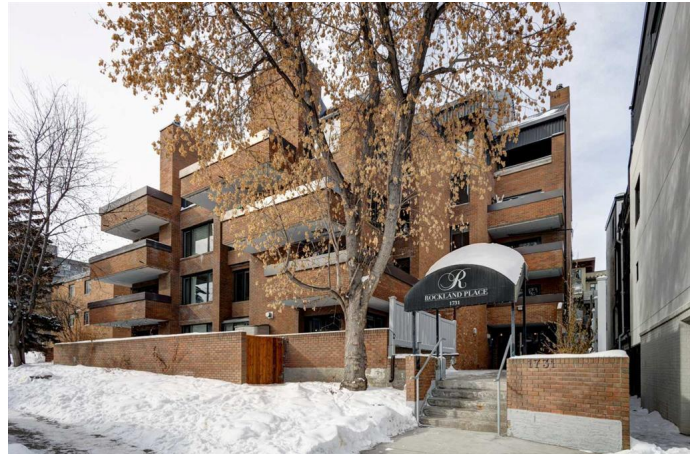
2 Bedroom, 2.00 Bathroom, 1,083 sqft

Residential on 0.00 Acres

Lower Mount Royal, Calgary, Alberta

Welcome to your dream condo in the heart of Lower Mount Royal! Nestled in the coveted Rockland Place, this rarely available gem offers the epitome of urban living. Boasting 2 bedrooms and 2 bathrooms spread across almost 1100 square feet, this residence is designed to impress. As you step inside, prepare to be bathed in natural light pouring in from the huge east-facing balcony and numerous windows throughout, showcasing incredible views of the city skyline. The renovated kitchen is a chef's delight, featuring high end stainless steel appliances, a built-in pantry, and a striking statement hood fan. The open concept living area seamlessly integrates the kitchen, dining, and living spaces, perfect for entertaining guests or relaxing in style. Escape to the spacious master suite, complete with ample closet space enhanced by custom closet organizers and a luxurious 4-piece ensuite bathroom. The second bedroom offers versatility as a guest room or office, while a convenient 3-piece bath and laundry room with storage round out the living quarters. This concrete building offers peace of mind and durability, with recent upgrades including new windows ensuring energy efficiency and modern comfort. Assigned parking and a storage locker provide added convenience. Don't miss the opportunity to experience the pinnacle of urban living in Lower Mount Royal.

Built in 1982



Essential Information

MLS® #	A2122959
Price	\$425,000
Sold Price	\$452,500
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,083
Acres	0.00
Year Built	1982
Type	Residential
Sub-Type	Apartment
Style	Apartment
Status	Sold

Community Information

Address	402, 1731 9a Street Sw
Subdivision	Lower Mount Royal
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2T 3E7

Amenities

Amenities	Elevator(s), Parking, Secured Parking, Storage, Trash, Visitor Parking
Parking Spaces	1
Parking	Assigned, Parkade, Secured, Underground

Interior

Interior Features	Built-in Features, Closet Organizers, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Stone Counters, Storage, Vinyl Windows, Walk-In Closet(s)
Appliances	Dishwasher, Electric Stove, Microwave, Range Hood, Washer/Dryer, Window Coverings
Heating	Baseboard, Boiler
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas

of Stories 5

Exterior

Exterior Features Balcony
Lot Description Back Lane, Private, Views
Roof Metal
Construction Concrete

Additional Information

Date Listed April 16th, 2024
Date Sold April 24th, 2024
Days on Market 8
Zoning M-C2
HOA Fees 0.00

Listing Details

Listing Office CIR Realty

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