

\$349,000 - 441, 1719 9a Street Sw, Calgary

MLS® #A2130175

\$349,000

1 Bedroom, 1.00 Bathroom, 591 sqft
Residential on 0.00 Acres

Lower Mount Royal, Calgary, Alberta

Welcome to your new Home! Introducing "The Block", built by Avi Urban, where urban living meets contemporary comfort! This one bedroom condo located in the heartbeat of Lower Mount Royal and steps away from the vibrant and trendy 17 Ave won't last long! Step inside this 4th level unit and experience the open concept floorplan with the added bonus of vaulted ceilings! Natural light flows through the large windows creating an inviting space to get your business done at the built in desk or put your feet up and relax on your east facing spacious patio. You will appreciate the warm in-floor heating during the winter months. The luxurious upgraded kitchen offers soft close cabinetry, sleek stainless steel appliances including a gas stove, quartz countertops, tile backsplash, under-mount lighting and abundant storage space. Retreat through your large sliding barn door into the primary bedroom with vaulted ceiling, a large west facing window creating a bright and airy environment, and a spacious walk in closet. The 3-piece bathroom boasts a floor to ceiling tiled shower, floating vanity and modern finishes. Feel free to entertain your guests in the center courtyard which has an inviting vibe with patio lights, seating, and games. Finish this complete package off with a titled underground parking stall, elevator, storage locker and gated ground level building access ensuring both security and functionality. This unbeatable walkable location is close to shopping, restaurants and many amenities.



"The Block" offers the ideal combination of style, convenience and location. Don't miss this opportunity!

Built in 2014

Essential Information

MLS® #	A2130175
Price	\$349,000
Sold Price	\$340,000
Bedrooms	1
Bathrooms	1.00
Full Baths	1
Square Footage	591
Acres	0.00
Year Built	2014
Type	Residential
Sub-Type	Apartment
Style	Low-Rise(1-4)
Status	Sold

Community Information

Address	441, 1719 9a Street Sw
Subdivision	Lower Mount Royal
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2T 6S3

Amenities

Amenities	Parking, Storage
Parking Spaces	1
Parking	Plug-In, Secured, Stall, Titled, Underground

Interior

Interior Features	Bookcases, Built-in Features, Closet Organizers, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Separate Entrance, Storage, Track Lighting, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s)
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Appliances	Dishwasher, Microwave, Refrigerator, Stove(s), Washer/Dryer Stacked, Window Coverings
Heating	Radiant
Cooling	None
# of Stories	4

Exterior

Exterior Features	Courtyard, Storage
Construction	Brick, Composite Siding, Veneer, Wood Frame

Additional Information

Date Listed	May 16th, 2024
Date Sold	June 6th, 2024
Days on Market	21
Zoning	M-C2
HOA Fees	0.00

Listing Details

Listing Office	eXp Realty
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