

\$342,500 - 215, 1719 9a Street Sw, Calgary

MLS® #A2130405

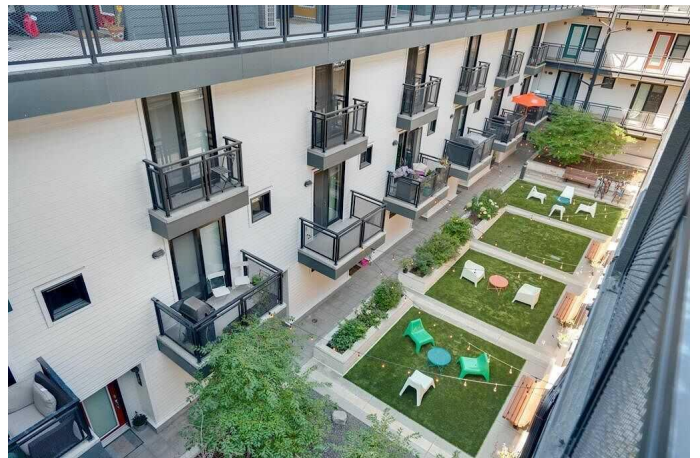
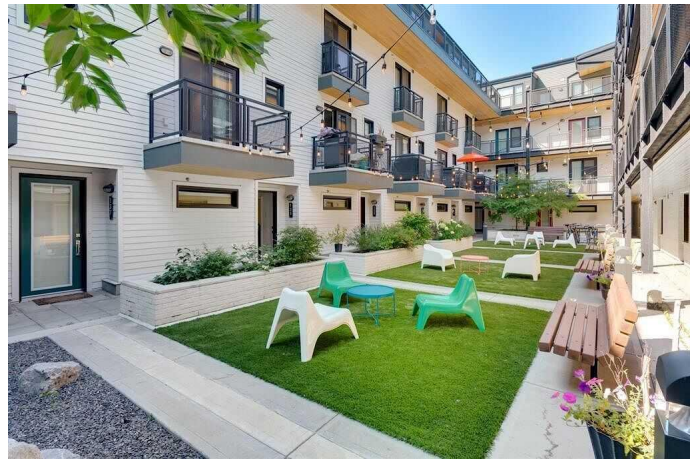
\$342,500

1 Bedroom, 1.00 Bathroom, 601 sqft

Residential on 0.00 Acres

Lower Mount Royal, Calgary, Alberta

PRICE REDUCED TO SELL!!! Welcome to The Block - where urban sophistication meets modern Inner City comforts in the heart of Calgary. This impeccably designed condo with above and beyond upgrades offers an unparalleled living experience in one of the city's most vibrant neighbourhoods. Step inside to discover a thoughtfully curated space featuring high ceilings and modern hardwood with in floor heating and partial concrete flooring throughout (excellent soundproofing) complemented by built-in features in the living room for added functionality and style. The open-concept floorplan flows seamlessly from the inviting living room area to the luxuriously upgraded kitchen allowing you to relax and entertain in style. Prepare gourmet meals with ease using your gas range and take advantage of ample storage space with soft closing cabinetry. Natural light floods the living space through large windows, creating a warm and inviting ambiance throughout. Indulge in the conveniences of in suite laundry, in floor heating, and air conditioning (not every unit in the building has this upgrade), providing year-round comfort and enjoyment. Plus, enjoy the luxury of the spacious shower in the modern bathroom, offering a spa-like experience at home. Afterward, unwind in the comfort of your own patio area, overlooking the serene courtyard, offering a peaceful retreat from the hustle and bustle of the city or head on down and join your neighbours in the common space! The condo also comes with



coveted building amenities including, gated ground level building access, titled underground parking and a storage locker, ensuring both security and functionality for your urban lifestyle. The Block offers residents the perfect blend of amenities and location, with literal step out your door walkability to 17th Avenue, known for its trendy shops, gourmet dining options, and social vibrancy. Experience the allure of inner city living, with everything you could ever need just steps away from your front door. Don't miss out on your chance to invest in yourself and the ultimate urban lifestyle convenience this home has to offer. View TODAY and make this stunning condo your new home before somebody else takes this gem away!

Built in 2014

Essential Information

MLS® #	A2130405
Price	\$342,500
Sold Price	\$336,000
Bedrooms	1
Bathrooms	1.00
Full Baths	1
Square Footage	601
Acres	0.00
Year Built	2014
Type	Residential
Sub-Type	Apartment
Style	Apartment
Status	Sold

Community Information

Address	215, 1719 9a Street Sw
Subdivision	Lower Mount Royal
City	Calgary
County	Calgary

Province	Alberta
Postal Code	T2T 6S3

Amenities

Amenities	Elevator(s), Other, Parking, Picnic Area, Secured Parking, Snow Removal, Storage, Trash, Visitor Parking
Parking Spaces	1
Parking	Underground

Interior

Interior Features	Bookcases, Built-in Features, Elevator, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Quartz Counters, See Remarks, Storage, Vinyl Windows, Walk-In Closet(s)
Appliances	Central Air Conditioner, Dishwasher, Dryer, Garage Control(s), Gas Range, Microwave Hood Fan, Refrigerator, Washer, Window Coverings
Heating	In Floor
Cooling	Sep. HVAC Units
# of Stories	4

Exterior

Exterior Features	Courtyard, Storage
Construction	Composite Siding, Stucco, Wood Frame

Additional Information

Date Listed	May 8th, 2024
Date Sold	July 28th, 2024
Days on Market	81
Zoning	M-C2
HOA Fees	0.00

Listing Details

Listing Office	CIR Realty
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