

\$449,900 - 302, 1732 9a Street Sw, Calgary

MLS® #A2139933

\$449,900

2 Bedroom, 2.00 Bathroom, 1,261 sqft

Residential on 0.00 Acres

Lower Mount Royal, Calgary, Alberta

You'll find your home the moment you step inside unit #302. Nestled, in the heart of lower Mount Royal this two storey home features all you'll need in a low maintenance luxury lifestyle. This 1,261 sq ft home offers 2 bedrooms, spacious loft, 2 full bathrooms, stunning kitchen, 2 west facing balconies for ample sunlight, secure storage locker and a heated underground parking stall. Walk into a west exposed unit that's adorned in natural light, featuring floor-to-ceiling windows, soaring 20ft ceilings, a brick surround wood burning fireplace, some automatic blinds, & custom woodwork throughout. The kitchen offers granite countertops, ample counter space ideal for cooking, lightly stained custom cabinetry, & stainless steel appliances. The main floor is an open concept floor plan perfect for entertaining and boasts a fabulous dining room and a large living room that is highlighted by a full height brick surround wood burning fireplace. You'll also find a fully equipped laundry room, full bathroom and second bedroom. Upstairs you will find the loft space featuring glass railings overlooking the living room along with the master bedroom. The primary bedroom has a full ensuite with ample vanity space, deep soaker tub and private outdoor patio and Juliet balcony that overlooks the living room. This is a well run building, animal friendly (board approval), and is situated just 1 block from shopping, nightlife, and dining options on the famous 17th Avenue. This is an ideal place to call home



and hold onto for future investment.

Built in 1980

Essential Information

MLS® #	A2139933
Price	\$449,900
Sold Price	\$449,900
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,261
Acres	0.00
Year Built	1980
Type	Residential
Sub-Type	Apartment
Style	Multi Level Unit
Status	Sold

Community Information

Address	302, 1732 9a Street Sw
Subdivision	Lower Mount Royal
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2T 3E6

Amenities

Amenities	Elevator(s), Secured Parking, Storage
Parking Spaces	1
Parking	Assigned, Heated Garage, Underground

Interior

Interior Features	Vaulted Ceiling(s)
Appliances	Bar Fridge, Dishwasher, Dryer, Range Hood, Refrigerator, Stove(s), Washer
Heating	Baseboard
Cooling	None
Fireplace	Yes

# of Fireplaces	1
Fireplaces	Gas
# of Stories	4

Exterior

Exterior Features	Playground
Roof	Tar/Gravel
Construction	Brick, Concrete, Vinyl Siding

Additional Information

Date Listed	June 14th, 2024
Date Sold	June 26th, 2024
Days on Market	12
Zoning	M-C2
HOA Fees	0.00

Listing Details

Listing Office	RE/MAX House of Real Estate
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