

\$359,900 - 433, 1719 9a Street Sw, Calgary

MLS® #A2187373

\$359,900

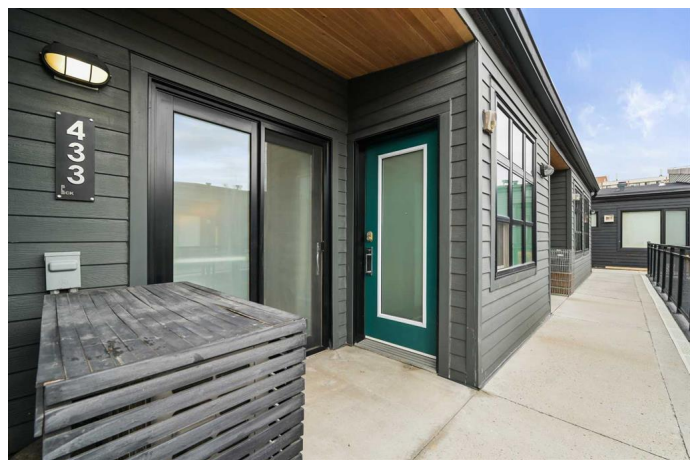
1 Bedroom, 1.00 Bathroom, 690 sqft
Residential on 0.00 Acres

Lower Mount Royal, Calgary, Alberta

This top-floor unit features one of the largest one-bedroom layouts in the building, with the added benefit of raised ceilings due to the absence of a unit above. The thoughtful orientation includes east-facing windows at the front, allowing for ample morning sunlight, while the rear of the unit faces west, providing beautiful afternoon and evening light. The 13-foot ceiling in the primary bedroom has been utilized to create a lofted space, a free standing bed designed and installed by Calgary architects, Studio North, adding versatility and charm to the layout. Currently, the owners have transformed the bedroom into a dual-purpose space, with a main-level office and workout area, and a lofted sleeping area above. With all the modern conveniences, including hardwood flooring, quartz countertops, a gas stove, and air conditioning, this unit offers an exceptional living experience that surpasses other options on the market. Unit 433 comes with a titled parking stall and a chain link storage unit in the parkade. The Block is ideally located just half a block off 17th Avenue in Lower Mount Royal, with a variety of amenities within walking distance, including a grocery store, numerous restaurants, and even a Canadian Tire. This property offers the perfect balance of comfort, convenience, and style for years to come.

Built in 2014

Essential Information



| | |
|----------------|---------------|
| MLS® # | A2187373 |
| Price | \$359,900 |
| Bedrooms | 1 |
| Bathrooms | 1.00 |
| Full Baths | 1 |
| Square Footage | 690 |
| Acres | 0.00 |
| Year Built | 2014 |
| Type | Residential |
| Sub-Type | Apartment |
| Style | Low-Rise(1-4) |
| Status | Active |

Community Information

| | |
|-------------|------------------------|
| Address | 433, 1719 9a Street Sw |
| Subdivision | Lower Mount Royal |
| City | Calgary |
| County | Calgary |
| Province | Alberta |
| Postal Code | T2T 6S3 |

Amenities

| | |
|----------------|----------------------|
| Amenities | Bicycle Storage |
| Parking Spaces | 1 |
| Parking | Parkade, Underground |

Interior

| | |
|-------------------|--|
| Interior Features | High Ceilings, Kitchen Island, Stone Counters, Walk-In Closet(s) |
| Appliances | Dishwasher, Dryer, Electric Cooktop, Gas Stove, Microwave Hood Fan, Refrigerator, Washer, Window Coverings |
| Heating | In Floor |
| Cooling | Wall Unit(s) |
| # of Stories | 4 |

Exterior

| | |
|-------------------|--|
| Exterior Features | Balcony, Courtyard, Storage, Uncovered Courtyard |
| Roof | Tar/Gravel |
| Construction | Brick, Composite Siding, Stucco, Wood Frame |

Additional Information

Date Listed January 14th, 2025

Days on Market 81

Zoning M-C2

Listing Details

Listing Office Sotheby's International Realty Canada

Data is supplied by Pillar 9â,,ç MLSÂ® System. Pillar 9â,,ç is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â,,ç. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.