



THE
A-TEAM

**RE/MAX
FIRST**

1731 9A Street #302, Calgary T2T 3E7

MLS®#: **A2160321**

Area: **Lower Mount Royal**

Listing Date: **09/03/24**

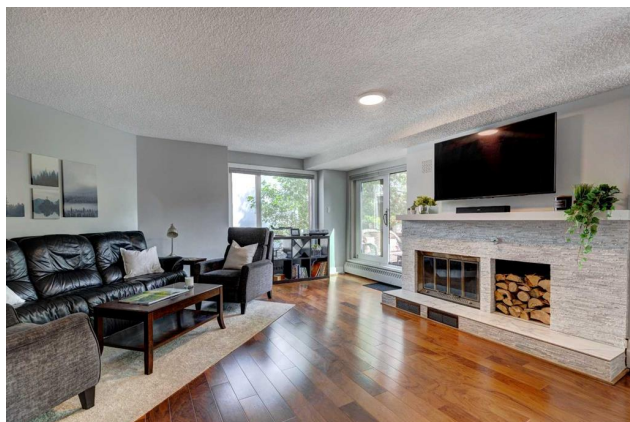
List Price: **\$435,000**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Apartment**
City/Town: **Calgary**
Year Built: **1982**

Finished Floor Area

Abv Sqft: **1,104**
Low Sqft:
Ttl Sqft: **1,104**

DOM

15
Layout
Beds: **2 (2)**
Baths: **2.0 (2 0)**
Style: **Low-Rise(1-4)**

Lot Information

Lot Sz Ar:
Lot Shape:

Parking

Ttl Park: **1**
Garage Sz:

Access:

Lot Feat:
Park Feat: **Assigned,Parkade**

Utilities and Features

Roof:
Heating: **Baseboard,Natural Gas**
Sewer:
Ext Feat: **Balcony**

Construction: **Brick,Concrete**
Flooring: **Carpet,Hardwood,Tile**
Water Source:
Fnd/Bsmt:

Kitchen Appl: **Dishwasher,Dryer,Microwave Hood Fan,Refrigerator,Stove(s),Washer**
Int Feat: **Built-in Features,Closet Organizers,Granite Counters,Kitchen Island,Storage,Walk-In Closet(s)**
Utilities:

Room Information

Room	Level	Dimensions
Foyer	Main	6`2" x 5`4"
Laundry	Main	5`11" x 5`5"
Living Room	Main	18`5" x 16`2"
3pc Bathroom	Main	9`6" x 4`8"
4pc Ensuite bath	Main	7`11" x 5`5"

Room	Level	Dimensions
Kitchen	Main	10`10" x 8`2"
Dining Room	Main	11`9" x 8`2"
Bedroom	Main	13`6" x 11`4"
Bedroom - Primary	Main	20`11" x 10`9"
Balcony	Main	16`9" x 6`7"

Legal/Tax/Financial

Condo Fee:

Title:

Zoning:

\$761

Fee Simple

M-C2

Fee Freq:

Monthly

Legal Desc: 8410341

Remarks

Pub Rmks: **Nestled on the 3rd floor amongst mature trees and a pleasant streetscape sits this sophisticated 2 bedroom suite, in desirable Rockland Place. Located on the NE end of the building, this end unit offers an abundance of natural light in the principal areas due to the large windows on 2 sides. Step in, take off your shoes and enter the main living area with well designed kitchen with large centre island, beautiful cabinetry and stainless steel appliances. Day to day living and entertaining are a breeze as the kitchen is adjacent the dining area and overlooks the spacious living room. A focal point of this space is the lovely woodburning fireplace (with log lighter) and sliding door to a private east facing deck. The bedrooms are situated away from the main living area, providing privacy. The principal bedroom is oversized and offers a large walk through closet to a 4 piece ensuite. The 2nd bedroom is inviting and comfortable and is mere steps away from the 3 piece bathroom. A nicely sized laundry room rounds out the space. Enjoy the convenience of a heated, secure underground parking stall and a well sized storage locker. Located in desirable Lower Mount Royal, you have access to many popular eating establishments, boutiques, bars and coffee shops; all while enjoying the peaceful locale of this mature and quiet street. This boutique style building experiences low turnover, so ensure that you book your appointment to view it soon!**

Inclusions:
Property Listed By: **T.V. Bracket in Living Room
Real Estate Professionals Inc.**

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123



