

1719 9A Street #307, Calgary T2T 6S3

MLS®#: **A2164779** Area: **Lower Mount Royal** Listing Date: **09/10/24** List Price: **\$329,000**
 Status: **Active** County: **Calgary** Change: **-\$10k, 04-Oct** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Apartment**
 City/Town: **Calgary**
 Year Built: **2014**
Lot Information
 Lot Sz Ar:
 Lot Shape:

Finished Floor Area
 Abv Sqft: **601**
 Low Sqft:
 Ttl Sqft: **601**

DOM
71
Layout
 Beds: **1 (1)**
 Baths: **1.0 (1 0)**
 Style: **Apartment**
Parking
 Ttl Park: **1**
 Garage Sz:

Access:
 Lot Feat:
 Park Feat: **Secured,Stall,Titled,Underground**

Utilities and Features

Roof: **Tar/Gravel** Construction: **Brick,Composite Siding,Stucco,Wood Frame**
 Heating: **In Floor** Flooring: **Hardwood,Tile**
 Sewer: Water Source:
 Ext Feat: **Courtyard,Storage** Fnd/Bsmt: **Poured Concrete**
 Kitchen Appl: **Dishwasher,Microwave,Refrigerator,Stove(s),Washer/Dryer,Window Coverings**
 Int Feat: **Bookcases,Closet Organizers,Kitchen Island,No Animal Home,No Smoking Home,Open Floorplan,Quartz Counters,Track Lighting,Walk-In Closet(s)**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Walk-In Closet	Main	6`9" x 5`1"	Bedroom - Primary	Main	11`3" x 10`5"
Laundry	Main	4`4" x 5`1"	Kitchen With Eating Area	Main	11`3" x 13`3"
3pc Bathroom	Main	5`0" x 9`8"	Living Room	Main	13`0" x 16`8"
Entrance	Main	4`2" x 8`1"			

Legal/Tax/Financial

Condo Fee: Title: Zoning:

\$393

Fee Simple

M-C2

Fee Freq:

Monthly

Legal Desc: 1411691

Remarks

Pub Rmks: **Welcome to 'The Block'. This one-bedroom condo showcases modern style in the heart of Lower Mount Royal, just steps away from the vibrant and trendy 17th Ave. Designed for the urban professional, this condo features high ceilings, a bright and open layout, wide-plank engineered hardwood floors, and a kitchen that boasts sleek cabinets, quartz countertops, a gas stove, tile backsplash, under-mount lighting, and ample pantry storage. The spacious bedroom includes a surprisingly large walk-in closet. The bathroom exudes luxury with high-end finishes, floor-to-ceiling tile, and a glass shower. Additional amenities include in-suite laundry, TITLED underground parking, an assigned storage locker, and attractive condo fees. The complex is thoughtfully designed with a beautifully landscaped inner courtyard, elevator, and secure door access for added safety. This unbeatable location is just steps away from Urban Fare, Vine Arts, Canadian Tire, Made by Marcus, bike paths, parks, the river, and all the other fantastic 17th Ave amenities. This is a unique opportunity to enjoy the best the city has to offer.**

Inclusions: No
Property Listed By: Grand Realty

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







