



THE
A-TEAM

**RE/MAX
FIRST**

1719 9A Street #433, Calgary T2T 6S3

MLS® #: **A2169808** Area: **Lower Mount Royal** Listing Date: **10/03/24** List Price: **\$360,000**
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Apartment**
 City/Town: **Calgary**
 Year Built: **2014**

Finished Floor Area
 Abv Sqft: **690**
 Low Sqft:
 Ttl Sqft: **690**

DOM

79
Layout
 Beds: **1 (1)**
 Baths: **1.0 (1 0)**
 Style: **Low-Rise(1-4)**

Lot Information

Lot Sz Ar:
 Lot Shape:

Parking

Ttl Park: **1**
 Garage Sz:

Access:

Lot Feat:
 Park Feat: **Parkade, Underground**

Utilities and Features

Roof: **Tar/Gravel**
 Heating: **In Floor**
 Sewer:
 Ext Feat: **Balcony, Courtyard, Storage, Uncovered Courtyard**

Construction: **Brick, Composite Siding, Stucco, Wood Frame**
 Flooring: **Hardwood**
 Water Source:
 Fnd/Bsmt:

Kitchen Appl: **Dishwasher, Dryer, Electric Cooktop, Gas Stove, Microwave Hood Fan, Refrigerator, Washer, Window Coverings**
 Int Feat: **High Ceilings, Kitchen Island, Stone Counters, Walk-In Closet(s)**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Living Room	Main	16`8" x 12`4"	Kitchen	Main	13`2" x 11`3"
Bedroom - Primary	Main	11`4" x 10`4"	Walk-In Closet	Main	5`3" x 4`11"
Foyer	Main	8`6" x 4`7"	Laundry	Main	4`11" x 3`0"
4pc Bathroom	Main	9`7" x 5`0"	Loft	Upper	10`4" x 8`8"

Legal/Tax/Financial

Condo Fee: **\$408** Title: **Fee Simple** Zoning: **M-C2**
 Fee Freq:

Monthly

Legal Desc: 1411691

Remarks

Pub Rmks: **This is a good one here! Top floor unit with the largest one bedroom layout available in the building and made special by the high ceilings because no one is above you. The orientation of the unit is east at the front of the unit and west at the back with windows on each end of the unit, meaning you get direct sun twice a day - almost unheard of in a condo unit. You get sunshine in the living room in the morning and as later afternoon and evening happens, the west facing windows at the back of the unit let that sunlight in the unit again. What is extra special with this place is the 13 foot ceiling at the back of the unit in the primary bedroom, where there is enough room for the loft area! The current owners have the bed up in the loft with the space below that is used for an office, workout space, and storage! It is the ultimate 1 bedroom unit! Complete with in unit laundry, walk in closet, wardrobe, separate storage unit in the parkade, and a titled parking stall, your new home has all that you need to live in this unit for years to come! Hardwood flooring, quartz counters, a gas stove, air conditioning, this unit is a step above the other options available on the market today. The Block is located half a block off 17th Ave in Lower Mount Royal with all the amenities within walking distance, including a grocery store and Canadian Tire!**

Inclusions: Clothes armoire in bedroom, freezer in walk-in closet
Property Listed By: Sotheby's International Realty Canada

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









