

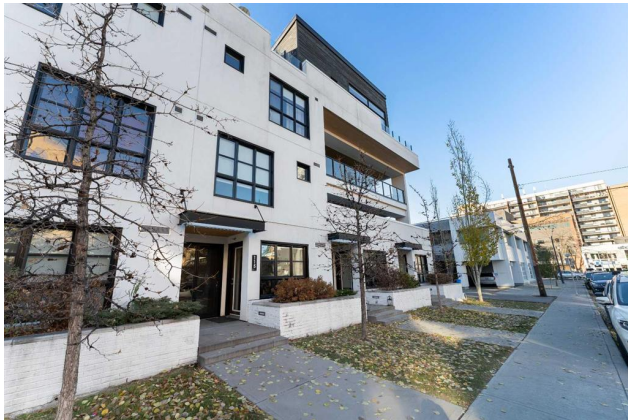


THE A-TEAM

RE/MAX FIRST

1719 9A Street #115, Calgary T2T 6S3

MLS®#: A2177916 Area: Lower Mount Royal Listing Date: 11/08/24 List Price: \$348,000
Status: Active County: Calgary Change: None Association: Fort McMurray



General Information

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

Lot Information

Lot Sz Ar:
Lot Shape:

Access:
Lot Feat:
Park Feat:

Off Street, Parkade, Stall, Titled, Underground

Finished Floor Area

Abv Sqft: 604
Low Sqft:
Ttl Sqft: 604

DOM

75

Layout

Beds: 1 (1)
Baths: 1.0 (1 0)
Style: Apartment

Parking

Ttl Park: 1
Garage Sz:

Utilities and Features

Roof:
Heating: Boiler, In Floor
Sewer:
Ext Feat: Courtyard, Private Entrance, Uncovered Courtyard

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

Kitchen Appl: Dishwasher, Dryer, Garage Control(s), Gas Stove, Microwave Hood Fan, Refrigerator, Washer, Window Coverings
Int Feat: Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Separate Entrance, Vinyl Windows, Walk-In Closet(s)
Utilities:

Room Information

Table with 6 columns: Room, Level, Dimensions, Room, Level, Dimensions. Rows include Living Room, Bedroom - Primary, Kitchen, and 3pc Bathroom.

Legal/Tax/Financial

Condo Fee: \$411 Title: Fee Simple Zoning: M-C2
Fee Freq: Monthly

Legal Desc:

1411691

Remarks

Pub Rmks:

Welcome to you own very special space in "The Block". With its own "uptown style". You will find this home very unique and sophisticated. The finishes in this home are stunning. Here is your very own peaceful oasis steps from the endless amenities of 17th Avenue SW. This main level step up unit invites you into an open concept living area style with its generous, elegant style and flair. The lovely hardwood floors and entire unit are kept toasty with in-floor heating. You have lovely built-ins, including a computer desk area. Everything you need is right here. Your kitchen features beautiful granite countertops and an extended granite island. You will really enjoy your gas stove! The bedroom is tucked away and very private. You have a walk-in closet, a beautiful three-piece bathroom with a roomy walk-in shower. You also have an in-suite washer and dryer. What makes this unit even more desirable is that this ground level is the only level with a unique back door with direct access out to the very private central courtyard with its benches & beautiful twinkling lights - a great place with seating areas and space to hang out with company. To complete this great package is a titled underground heated parking spot, plus easy on street parking.

Inclusions:

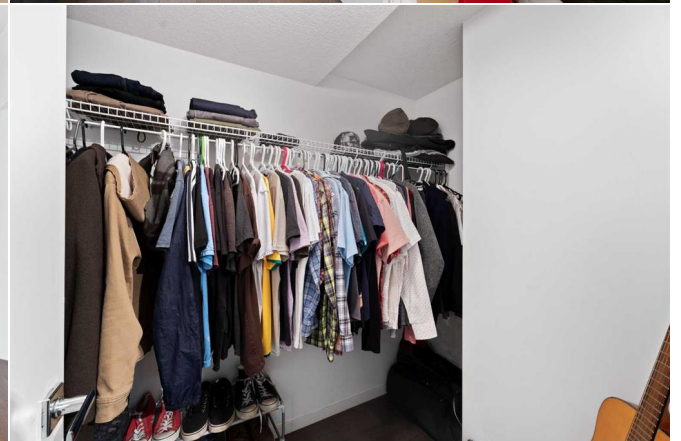
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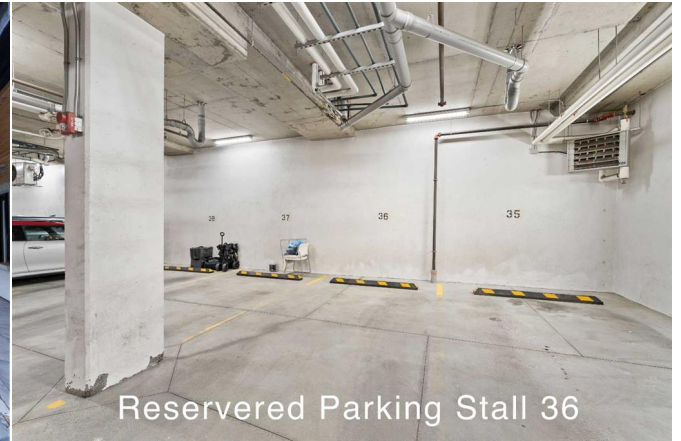
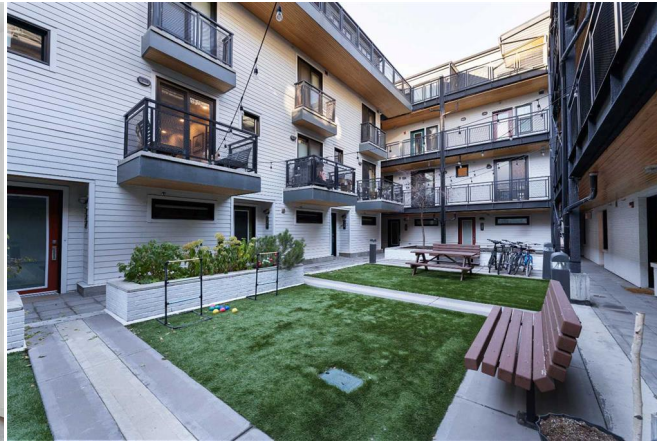
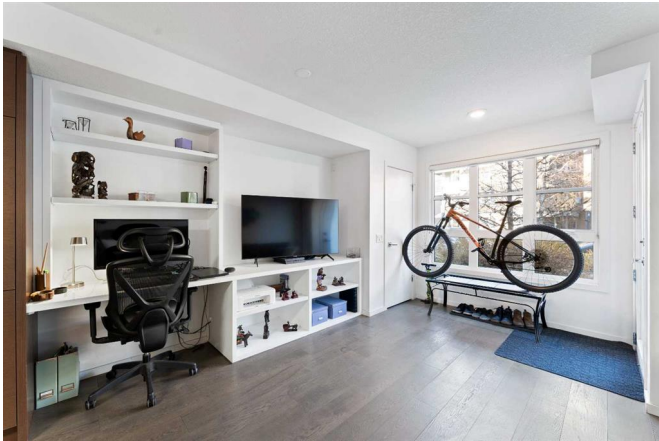
Property Listed By:

Royal LePage Solutions

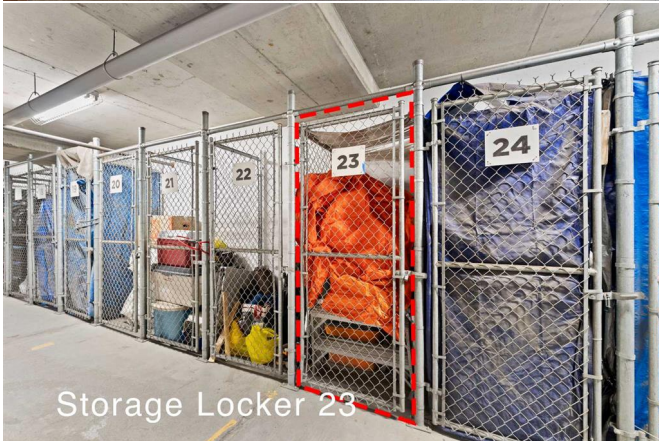
TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123







Reserved Parking Stall 36



Storage Locker 23



115-1719 9a St SW, Calgary, AB

Main Floor Exterior Area 551.00 sq ft
Interior Area 558.19 sq ft
Excluded Area 7.92 sq ft



0 3 6 ft

PREPARED: 2024/11/07



White regions are excluded from total floor area in EXCLUDE floor plan. All room dimensions and floor areas must be considered approximate and are subject to independent verification.