



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**1731 9A Street #302, Calgary T2T 3E7**

MLS® #: **A2185065** Area: **Lower Mount Royal** Listing Date: **01/04/25** List Price: **\$420,000**  
 Status: **Pending** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
 Sub Type: **Apartment**  
 City/Town: **Calgary**  
 Year Built: **1982**  
Lot Information  
 Lot Sz Ar:  
 Lot Shape:

Finished Floor Area  
 Abv Sqft: **1,104**  
 Low Sqft:  
 Ttl Sqft: **1,104**

DOM

**18**  
Layout  
 Beds: **2 (2)**  
 Baths: **2.0 (2 0)**  
 Style: **Low-Rise(1-4)**

Parking

Ttl Park: **1**  
 Garage Sz:

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

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	Room	Level	Dimensions
Foyer	Main	6`2" x 5`4"	Kitchen	Main	10`10" x 8`2"
Laundry	Main	5`11" x 5`5"	Dining Room	Main	11`9" x 8`2"
Living Room	Main	18`5" x 16`2"	Bedroom	Main	13`6" x 11`4"
3pc Bathroom	Main	9`6" x 4`8"	Bedroom - Primary	Main	20`11" x 10`9"
4pc Ensuite bath	Main	7`11" x 5`5"	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: **Tucked away on the tranquil, tree-lined streets of Lower Mount Royal, this sophisticated 2-bedroom suite offers an exceptional living experience in one of Calgary's most coveted neighbourhoods. Perched on the 3rd floor of the sought-after, Rockland Place, this corner unit enjoys an abundance of natural light, streaming through large windows on two sides and offering beautiful views of both mature trees and the charming streetscape below. As you step inside, you're greeted by a well-designed open-concept living space, ideal for both quiet relaxation and entertaining. The open concept kitchen features a large central island, custom cabinetry, and sleek stainless steel appliances—perfect for preparing meals or hosting friends. The adjacent dining area seamlessly flows into the spacious living room, where a cozy wood-burning fireplace (with a log lighter) sets the perfect mood for chilly evenings. Look forward to spring and summer days through your sliding door which leads you to a private, east-facing deck, where you can enjoy morning coffee or unwind at the end of the day. Designed for privacy and comfort, the bedrooms are thoughtfully separated from the main living areas. The generous principal bedroom is a true retreat, offering a large walk-through closet and a comfortable 4-piece ensuite. The second bedroom, equally inviting, is perfect for guests or as a home office, and is just steps away from a stylish 3-piece bathroom. A conveniently located laundry room adds to the practicality of this beautifully designed suite. This home also offers the ultimate in urban convenience with heated underground parking, a secure storage locker, and proximity to the best dining, boutique shopping, and coffee spots that the surrounding areas have to offer. Enjoy an active lifestyle with everything at your doorstep, from trendy bars, to boutiques and quiet cafes, all while living on a serene and peaceful street. A rare find in this low-turnover boutique building, this suite is perfect for discerning urban professionals, couples seeking a stylish and comfortable home, or empty nesters looking for a refined, easy-living retreat. With its unbeatable location, sophisticated design, and modern amenities, this is truly an exceptional place to call home. Schedule your private viewing today before this rare opportunity is gone!**

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

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









