



THE
A-TEAM

**RE/MAX
FIRST**

1719 9A Street #301, Calgary T2T 6S3

MLS® #: **A2185998** Area: **Lower Mount Royal** Listing Date: **01/08/25** List Price: **\$349,000**
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Apartment**
 City/Town: **Calgary**
 Year Built: **2013**

Lot Information

Lot Sz Ar:
 Lot Shape:

Finished Floor Area

Abv Sqft: **597**
 Low Sqft:
 Ttl Sqft: **597**

DOM

14
Layout
 Beds: **1 (1)**
 Baths: **1.0 (1 0)**
 Style: **Low-Rise(1-4)**

Parking

Ttl Park: **1**
 Garage Sz:

Access:

Lot Feat:
 Park Feat: **Heated Garage,Stall,Underground**

Utilities and Features

Roof:
 Heating: **In Floor,Natural Gas**
 Sewer:
 Ext Feat: **None**

Construction: **Concrete,Stucco**
 Flooring: **Vinyl Plank**
 Water Source:
 Fnd/Bsmt:

Kitchen Appl: **Dishwasher,Dryer,Gas Stove,Microwave Hood Fan,Refrigerator,Washer,Window Coverings**
 Int Feat: **Breakfast Bar,Kitchen Island,Stone Counters**
 Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Living Room	Main	16`7" x 12`11"	Kitchen	Main	11`3" x 10`2"
Bedroom	Main	11`4" x 10`4"	3pc Bathroom	Main	5`0" x 9`8"

Legal/Tax/Financial

Condo Fee: **\$405** Title: **Fee Simple** Zoning: **M-C2**

Fee Freq:
Monthly

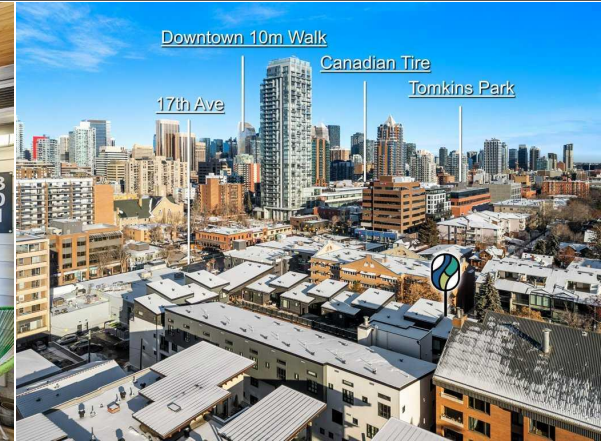
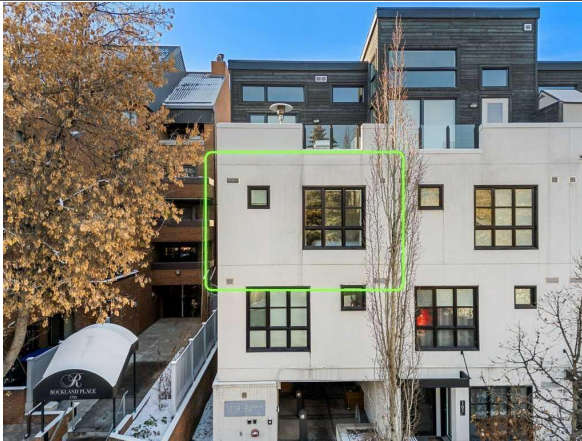
Legal Desc: **1411691**

Remarks

Pub Rmks: **Experience unique sophistication in "The Block" with this elegant third level unit near 17th Avenue SW, close to restaurants, shops, and vibrant nightlife. A quick elevator ride takes you to this unit tucked just around the corner. It only shares this bit of the hallway with one other unit so there is an additional feeling of privacy and all important quiet. Boasting an open-concept design, this home features stunning finishes, and luxury vinyl plank floors with cozy in-floor heating. The kitchen shines with quartz countertops, a large island, and a gas stove. There is lots of smart storage in this kitchen and the counter depth fridge is very spacious. The bedroom is a generous size with plenty of room for a queen and dresser and includes a walk-in closet and a laundry closet with quite a bit of additional storage. The bathroom features a large vessel sink, an extra-long vanity, and a roomy fully tiled shower. Extra perks abound, from the beautiful built-in floating shelf in the living room, to the patio space and convenient bike storage beside the unit, to the direct access to the building's private courtyard. This unit also comes with a titled heated underground parking space and an assigned storage locker.**

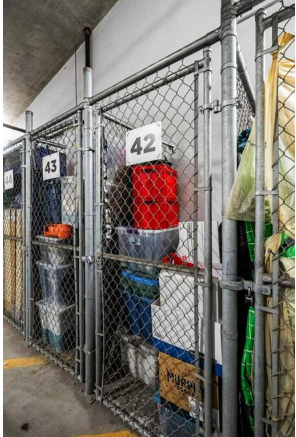
Inclusions:
Property Listed By: **Portable air conditioner "as-is"
Real Broker**

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





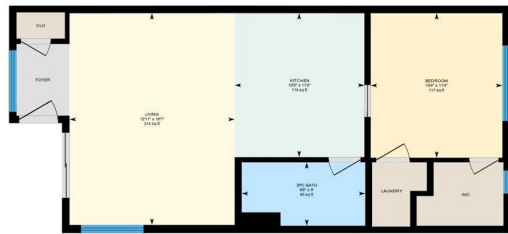






301-1719 9a St SW, Calgary, AB

Main Floor Interior Area 597.28 sq ft



0 3 6 ft

PREPARED: 2024/11/07



While regions are excluded from total floor area in ISGIDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.