



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**1719 9A Street #433, Calgary T2T 6S3**

MLS®#: **A2187373**      Area: **Lower Mount Royal**      Listing Date: **01/14/25**      List Price: **\$359,900**  
 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

**8**  
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:

Legal Desc:

1411691

Monthly

Remarks

Pub Rmks:

**This top-floor unit features one of the largest one-bedroom layouts in the building, with the added benefit of raised ceilings due to the absence of a unit above. The thoughtful orientation includes east-facing windows at the front, allowing for ample morning sunlight, while the rear of the unit faces west, providing beautiful afternoon and evening light. The 13-foot ceiling in the primary bedroom has been utilized to create a lofted space, adding versatility and charm to the layout. Currently, the owners have transformed the bedroom into a dual-purpose space, with a main-level office and workout area, and a lofted sleeping area above. With all the modern conveniences, including hardwood flooring, quartz countertops, a gas stove, and air conditioning, this unit offers an exceptional living experience that surpasses other options on the market. Unit 433 comes with a titled parking stall and a chain link storage unit in the parkade. The Block is ideally located just half a block off 17th Avenue in Lower Mount Royal, with a variety of amenities within walking distance, including a grocery store, numerous restaurants, and even a Canadian Tire. This property offers the perfect balance of comfort, convenience, and style for years to come.**

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**

















