



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**1719 9A Street #139, Calgary T2T 6S3**

MLS®#: **A2190230** Area: **Lower Mount Royal** Listing Date: **01/31/25** List Price: **\$574,900**  
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
 Sub Type: **Row/Townhouse**  
 City/Town: **Calgary**  
 Year Built: **2014**  
Lot Information  
 Lot Sz Ar:  
 Lot Shape:

Finished Floor Area  
 Abv Sqft: **1,102**  
 Low Sqft:  
 Ttl Sqft: **1,102**

DOM

**2**  
Layout  
 Beds: **2 (2 )**  
 Baths: **2.5 (2 1)**  
 Style: **3 Storey**

Parking

Ttl Park: **2**  
 Garage Sz: **2**

Access:  
 Lot Feat: **Back Lane,Low Maintenance Landscape**  
 Park Feat: **Double Garage Attached,Tandem**

Utilities and Features

Roof: **Tar/Gravel**  
 Heating: **In Floor,Natural Gas**  
 Sewer:  
 Ext Feat: **Courtyard,Covered Courtyard,Garden,Private Entrance**

Construction: **Brick,Wood Frame,Wood Siding**  
 Flooring: **Carpet,Ceramic Tile,Hardwood**  
 Water Source:  
 Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Dryer,Garage Control(s),Gas Range,Microwave Hood Fan,Refrigerator,Washer,Window Coverings**  
 Int Feat: **Ceiling Fan(s),Closet Organizers,High Ceilings,No Animal Home,No Smoking Home,Open Floorplan,Quartz Counters,Separate Entrance,Soaking Tub,Storage,Walk-In Closet(s)**

Utilities:

Room Information

| <u>Room</u>             | <u>Level</u> | <u>Dimensions</u>   |
|-------------------------|--------------|---------------------|
| <b>Family Room</b>      | <b>Main</b>  | <b>15`3" x 8`0"</b> |
| <b>Dining Room</b>      | <b>Main</b>  | <b>11`1" x 7`4"</b> |
| <b>Balcony</b>          | <b>Main</b>  | <b>8`2" x 4`7"</b>  |
| <b>4pc Ensuite bath</b> | <b>Upper</b> | <b>8`0" x 4`10"</b> |
| <b>3pc Bathroom</b>     | <b>Upper</b> | <b>7`9" x 4`10"</b> |
| <b>Laundry</b>          | <b>Upper</b> | <b>3`4" x 3`1"</b>  |

| <u>Room</u>              | <u>Level</u> | <u>Dimensions</u>    |
|--------------------------|--------------|----------------------|
| <b>Kitchen</b>           | <b>Main</b>  | <b>12`6" x 7`4"</b>  |
| <b>2pc Bathroom</b>      | <b>Main</b>  | <b>5`8" x 5`2"</b>   |
| <b>Bedroom - Primary</b> | <b>Upper</b> | <b>11`6" x 11`0"</b> |
| <b>Bedroom</b>           | <b>Upper</b> | <b>11`2" x 9`11"</b> |
| <b>Balcony</b>           | <b>Upper</b> | <b>6`1" x 1`8"</b>   |

Condo Fee:  
**\$727**

Title:  
**Fee Simple**  
Fee Freq:  
**Monthly**

Zoning:  
**M-C2**

Legal Desc: **1411691**

Remarks

Pub Rmks: **Welcome to modern urban living at "THE BLOCK" designed by Jeremy Sturgess. This stunning 3-level townhouse in trendy Lower Mount Royal seamlessly blends contemporary style with ultimate comfort and convenience. The high ceilings and open-concept floorplan offers a spacious and airy feel, perfect for both relaxation and entertaining. The chef's kitchen is equipped with high-end stainless steel appliances, sleek custom cabinetry, and modern finishes that will delight any culinary enthusiast. The large dining room flows effortlessly into the family room, creating an ideal space for gatherings or quiet evenings. Upstairs, you'll find two spacious master bedrooms, each with its own luxurious ensuite and walk-in closet. Step outside to not one, but two private balconies—each offering a peaceful retreat with views overlooking the beautifully landscaped courtyard. The attached tandem garage has space for two vehicles, additional storage, or can be developed into an office/den (Live/Work zoning). The outdoor courtyard features games, comfortable seating areas, perfect for summer gatherings or relaxing afternoons. Located in the vibrant Lower Mount Royal area, this townhouse is just steps away from trendy shops, fine dining, and all the excitement of downtown. With quick access to downtown, 17th Avenue, and public transit, you'll have everything you need right at your doorstep. Don't miss your chance to own this exceptional home in one of Calgary's most desirable communities—book your private showing today!**

Inclusions:  
Property Listed By: **N/A  
RE/MAX House of Real Estate**

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





