

104, 1732 9A Street SW
Calgary, Alberta

MLS # A2213649



\$459,900

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| Division: | Lower Mount Royal | | |
| Type: | Residential/Low Rise (2-4 stories) | | |
| Style: | Apartment-Multi Level Unit | | |
| Size: | 1,564 sq.ft. | Age: | 1980 (45 yrs old) |
| Beds: | 2 | Baths: | 2 |
| Garage: | Assigned, Heated Garage, Parkade, Stall, Underground | | |
| Lot Size: | - | | |
| Lot Feat: | - | | |

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|--------------------|--|-------------------|----------|
| Heating: | Baseboard, In Floor, Hot Water, Natural Gas | Water: | - |
| Floors: | Carpet, Hardwood, Tile | Sewer: | - |
| Roof: | - | Condo Fee: | \$ 1,265 |
| Basement: | - | LLD: | - |
| Exterior: | Brick, Concrete, Vinyl Siding | Zoning: | M-C2 |
| Foundation: | - | Utilities: | - |
| Features: | Breakfast Bar, Built-in Features, High Ceilings, Kitchen Island, Open Floorplan, Quartz Counters, Vaulted Ceiling(s) | | |

Inclusions: Patio furniture

Welcome to this stunning multi-level condo located in the heart of Lower Mount Royal — the epitome of inner-city living. Offering over 1,500 square feet of living space across two floors with air conditioning, this unique property is a must-see! The home features 2 bedrooms plus a versatile den, perfect for a home office or easily converted into a third bedroom. Step inside and admire the brand-new flooring throughout the open-concept living and dining area. Floor-to-ceiling windows flood the space with natural light, while a charming wood-burning fireplace adds warmth and character. The sophisticated European-style kitchen is sure to impress with its sleek custom cabinetry, quartz countertops, and high-end appliances, including a Sub-Zero panel-ready fridge and freezer, a wine fridge, built-in oven and microwave. The main floor also offers a bright secondary bedroom with patio access, a full three-piece bathroom, convenient in-suite laundry, and plenty of storage. Upstairs, you'll find a spacious primary bedroom with abundant closet space, a private balcony ideal for warm summer evenings, and a beautiful four-piece ensuite. This level also features a built-in desk area and a large loft space with additional closet storage — perfect for a home office, recreation area, or even a third bedroom. But that's not all — the private main-floor patio is truly an outdoor oasis. High fences, raised planters, and a massive deck create the ultimate space for entertaining or simply relaxing in your own retreat. Just steps away is your private garage-style parking only shared with a limited other residence and downstairs in the parkade you have an additional locker located in a storage room for added convenience. Whether you're a downtown professional or looking to downsize into low-maintenance living, this exceptional property offers it all.