

309, 1719 9A Street SW  
Calgary, Alberta

MLS # A2209665



## \$335,000

<b>Division:</b>	Lower Mount Royal		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	605 sq.ft.	<b>Age:</b>	2014 (11 yrs old)
<b>Beds:</b>	1	<b>Baths:</b>	1
<b>Garage:</b>	Parkade, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	In Floor, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Hardwood, Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 405
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Stucco, Wood Frame	<b>Zoning:</b>	M-C2
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Kitchen Island, No Smoking Home, Open Floorplan, Walk-In Closet(s)		

**Inclusions:** N/A

Discover urban living at its finest in this stylish one-bedroom, one-bathroom condo situated in the heart of Lower Mount Royal, this residence offers unparalleled access to the vibrant 17th Avenue, renowned for its eclectic mix of shops, restaurants, and entertainment venues. Designed by the acclaimed Sturgess Architecture and constructed by Avi Urban in 2014, this condo boasts contemporary aesthetics and quality craftsmanship. The open-concept layout is accentuated by 9-foot ceilings and oak plank hardwood flooring, creating a bright and inviting atmosphere. The living and dining areas seamlessly flow into the modern kitchen, which features stainless steel appliances, sleek cabinetry, and ample counter space—perfect for both everyday living and entertaining. One of the standout features of this unit is its direct access to an expansive communal terrace overlooking a beautifully landscaped courtyard. This unique outdoor space offers a serene retreat in the midst of the city, ideal for relaxation or social gatherings. Residents will appreciate the secure building access and the convenience of nearby public transportation options, making commuting a breeze. Experience the perfect blend of modern design and urban convenience in this exceptional Lower Mount Royal condo.