

101, 1719 9A Street SW
Calgary, Alberta

MLS # A2301732



\$286,000

Division:	Lower Mount Royal		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	608 sq.ft.	Age:	2014 (12 yrs old)
Beds:	1	Baths:	1
Garage:	Parkade, Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	In Floor
Floors:	Hardwood, Tile
Roof:	-
Basement:	-
Exterior:	Brick, Stucco
Foundation:	-
Features:	Kitchen Island

Water:	-
Sewer:	-
Condo Fee:	\$ 431
LLD:	-
Zoning:	M-C2
Utilities:	-

Inclusions: Wall Mount

Discover a rare opportunity to own one of the highly sought-after walkout brownstone-style one-bedroom homes in The Block. These units are seldom available and are prized for their private street-level access and unique design. Situated on a quiet street just steps from 17th Avenue, this pet-friendly home offers the perfect blend of urban convenience and peaceful residential living. The interior features a bright, open layout with abundant morning light, warm hardwood flooring throughout, built-in shelving, stone countertops and clean, flat-finish ceilings. Step outside to your private east-facing patio, set beneath the canopy of mature trees. The beautifully landscaped courtyard provides a welcoming shared space with seating, ambient lighting, and a friendly community feel, perfect for relaxing or gathering with friends. This home is designed for effortless living, with condo fees covering nearly everything except electricity. A titled, heated underground parking stall with storage adds further convenience. All of this is set within easy walking distance to shops, cafes, grocery stores, parks, river pathways, and the vibrant lifestyle of 17th Avenue. An ideal option for anyone seeking a low-maintenance home in one of Calgary's most desirable inner-city locations. Schedule your viewing today.