

**445, 1719 9A Street SW**  
**Calgary, Alberta**

**MLS # A2314823**



**\$329,000**

<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>	599 sq.ft.	<b>Age:</b>	2014 (12 yrs old)
<b>Beds:</b>	1	<b>Baths:</b>	1
<b>Garage:</b>	Parkade, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	Landscaped		
<b>Heating:</b>	In Floor	<b>Water:</b>	-
<b>Floors:</b>	Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 422
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Stucco	<b>Zoning:</b>	M-C2
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Open Floorplan		
<b>Inclusions:</b>	n/a		

Wow TOP FLOOR CORNER UNTI RARE TO COME UP! LOTS of NATURAL LIGHT your own OASIS right in the HEART OF ALL THE ACTION but super peaceful and well located! This one bedroom with lofted high ceilings truly is set apart and offers a LIFESTYLE at an affordable price! DOG FRIENDLY yes! Pet friendly, walkable and Underground parking, gated secure access, storage in the Parkade #9 close to the elevator! Must be seen to be appreciated, gorgeous Dark floors, set against 2 tone cabinetry with a build in island bench, maximized living space! Fabulous bathroom with a walk-in shower and raised vanity! In suite washer/dryer and AIR CONDITIONING! Move in ready! This one is lovely and includes a Fabulous Outdoor Oasis expandable as you see because you have no neighbor on the Sunny Patio space! Facing SW and East so you really get all the best natural light! Summer nights are here! Also, the building has had some Upgrades and work done almost completed and the Assessment was paid in full by the Seller! Central meeting space in the common center grounds ideal for visiting or playing bocce ball! Super convenient location, walk to everything, groceries, pubs and nightlife! CONDO FEES include Water, GAS STOVE, RESERVE, IN FLOOR HEAT! you only pay electricity and internet \$422.24