

102, 1732 9A Street SW
Calgary, Alberta

MLS # A2315462



\$459,900

Division:	Lower Mount Royal		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Multi Level Unit		
Size:	1,271 sq.ft.	Age:	1979 (47 yrs old)
Beds:	2	Baths:	2
Garage:	Heated Garage, Secured, Stall, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Carpet, Hardwood	Sewer:	-
Roof:	-	Condo Fee:	\$ 1,192
Basement:	-	LLD:	-
Exterior:	Brick, Concrete, Vinyl Siding	Zoning:	M-C2
Foundation:	-	Utilities:	-
Features:	Built-in Features, Ceiling Fan(s), French Door, Granite Counters, High Ceilings, No Smoking Home, Separate Entrance, Vinyl Windows		

Inclusions: TV Wall Mount

OPEN HOUSE SUNDAY, MAY 31 FROM 1:00 PM TO 3:00 PM. Welcome to one of Lower Mount Royal's most unique and inviting condos. A rare two-storey condo that truly lives like a townhome. With over 1,270SqFt of beautifully designed living space spread across two floors, soaring floor-to-ceiling windows, and a stunning west-facing private courtyard that's nearly 400SqFt in size. From the moment you step inside, the space feels open and effortlessly livable. Hardwood floors, soaring ceilings, and a wood-burning fireplace anchor the main living area, while natural light pours in throughout the property. The open-concept living and dining area flows seamlessly onto your private west-facing patio, creating the perfect space for everyday living. The kitchen is as functional as it is stylish, featuring granite countertops, stainless steel appliances, undermount lighting, a garburator, and a peninsula perfect for cooking and entertaining. French doors lead to the main floor bedroom, complete with a full bathroom and in-suite laundry. Upstairs, the generous primary bedroom is big enough for a king size bed and offers a spacious 4-piece ensuite with in-floor heating. A large open loft overlooks the main living area below and provides flexible space for a home office, den, or additional guest room. Plus abundant closet storage throughout. Outside your private outdoor retreat awaits. A beautifully fenced west-facing courtyard with a gorgeous cherry blossom tree that makes this space feel like a true extension of the home. A heated underground parking stall, a massive private storage locker, and access to a dedicated bike storage room. Located on a quiet residential street, just minutes from 17th Avenue's best shops and restaurants, and a short walk to downtown. This is a well-managed building with an active condo board that fosters a genuine sense of community with annual summer

BBQs and holiday gatherings.