

309, 1719 9A Street SW
Calgary, Alberta

MLS # A2341549



\$269,900

Division:	Lower Mount Royal		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	605 sq.ft.	Age:	2014 (12 yrs old)
Beds:	1	Baths:	1
Garage:	Parkade, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	In Floor, Natural Gas	Water:	-
Floors:	Hardwood, Tile, Vinyl Plank	Sewer:	-
Roof:	-	Condo Fee:	\$ 419
Basement:	-	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	M-C2
Foundation:	-	Utilities:	-
Features:	Kitchen Island, No Smoking Home, Open Floorplan, Walk-In Closet(s)		

Inclusions:	N/A
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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. 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. Your large Primary Retreat, In Unit Laundry and 3 Piece Bathroom complete this well designed Unit. 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.