

# \$359,900 - 433, 1719 9a Street Sw, Calgary

MLS® #A2187373

## \$359,900

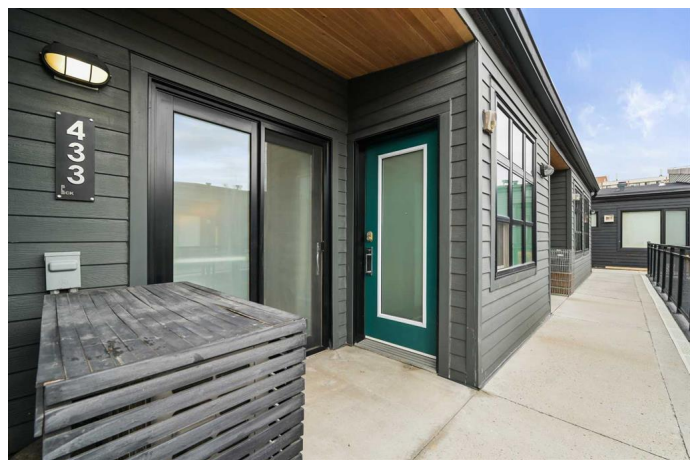
1 Bedroom, 1.00 Bathroom, 690 sqft  
Residential on 0.00 Acres

Lower Mount Royal, Calgary, Alberta

This top-floor unit features one of the largest one-bedroom layouts in the building, with the added benefit of raised ceilings due to the absence of a unit above. The thoughtful orientation includes east-facing windows at the front, allowing for ample morning sunlight, while the rear of the unit faces west, providing beautiful afternoon and evening light. The 13-foot ceiling in the primary bedroom has been utilized to create a lofted space, a free standing bed designed and installed by Calgary architects, Studio North, adding versatility and charm to the layout. Currently, the owners have transformed the bedroom into a dual-purpose space, with a main-level office and workout area, and a lofted sleeping area above. With all the modern conveniences, including hardwood flooring, quartz countertops, a gas stove, and air conditioning, this unit offers an exceptional living experience that surpasses other options on the market. Unit 433 comes with a titled parking stall and a chain link storage unit in the parkade. The Block is ideally located just half a block off 17th Avenue in Lower Mount Royal, with a variety of amenities within walking distance, including a grocery store, numerous restaurants, and even a Canadian Tire. This property offers the perfect balance of comfort, convenience, and style for years to come.

Built in 2014

## Essential Information



MLS® #	A2187373
Price	\$359,900
Bedrooms	1
Bathrooms	1.00
Full Baths	1
Square Footage	690
Acres	0.00
Year Built	2014
Type	Residential
Sub-Type	Apartment
Style	Low-Rise(1-4)
Status	Active

### **Community Information**

Address	433, 1719 9a Street Sw
Subdivision	Lower Mount Royal
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2T 6S3

### **Amenities**

Amenities	Bicycle Storage
Parking Spaces	1
Parking	Parkade, Underground

### **Interior**

Interior Features	High Ceilings, Kitchen Island, Stone Counters, Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Electric Cooktop, Gas Stove, Microwave Hood Fan, Refrigerator, Washer, Window Coverings
Heating	In Floor
Cooling	Wall Unit(s)
# of Stories	4

### **Exterior**

Exterior Features	Balcony, Courtyard, Storage, Uncovered Courtyard
Roof	Tar/Gravel
Construction	Brick, Composite Siding, Stucco, Wood Frame

### **Additional Information**

Date Listed January 14th, 2025

Days on Market 81

Zoning M-C2

## **Listing Details**

Listing Office Sotheby's International Realty Canada

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