



GRASSROOTS
REALTY GROUP

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411, 1719 9A Street SW
Calgary, Alberta

MLS # A2231708



\$499,000

Division:	Lower Mount Royal		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	789 sq.ft.	Age:	2014 (11 yrs old)
Beds:	2	Baths:	1
Garage:	Parkade, Titled		
Lot Size:	-		
Lot Feat:	-		

Heating:	In Floor	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 529
Basement:	-	LLD:	-
Exterior:	Brick, Composite Siding, Stucco	Zoning:	M-C2
Foundation:	-	Utilities:	-
Features:	Built-in Features, Closet Organizers, Open Floorplan, Vaulted Ceiling(s)		

Inclusions: N/A

The Block ‐ Vibrant urban living off 17th Ave. Contemporary design by Sturgess Architecture and built by Avi Urban features a unique private courtyard concept with each door opening to the outside creating a sense of community, space and independence unheard of in the downtown. This penthouse loft is one of the most desirable suites in the complex featuring 14' vaulted ceilings and hardwood floors throughout. The living room offers a wall of built-ins, and massive windows that flood the space with natural light. The kitchen is fully equipped with stainless steel appliances and lacquered cabinets with plenty of storage. A deck with city views offers easy access to your BBQ and private outdoor space. The primary bedroom has a spacious closet and large windows with access to your bathroom with walk-in glass shower modern sink and storage. Bedroom 2 is conveniently equipped with a wall of built-in storage to maximize organization while offering space for guests or work from home days. The suite includes titled parking, storage, built-in laundry and air conditioning. Enjoy a life of convenience without compromise in the fantastic penthouse suite.