



**GRASSROOTS**  
REALTY GROUP

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113, 1719 9A Street SW  
Calgary, Alberta

MLS # A2242248



**\$335,000**

Division:	Lower Mount Royal		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	609 sq.ft.	Age:	2014 (11 yrs old)
Beds:	1	Baths:	1
Garage:	Heated Garage, Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	In Floor, Natural Gas	Water:	-
Floors:	Ceramic Tile, Hardwood, Laminate	Sewer:	-
Roof:	Tar/Gravel	Condo Fee:	\$ 411
Basement:	-	LLD:	-
Exterior:	Brick, Composite Siding, Stucco, Wood Frame	Zoning:	M-C2
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Closet Organizers, Kitchen Island, No Animal Home, No Smoking Home, Quartz Counters, Recessed Lighting		
Inclusions:	Portable AC Unit		

Welcome to urban living at its finest in The Block, one of Calgary's most desirable condo communities in the heart of Lower Mount Royal. This beautifully upgraded 1 bedroom, 1 bathroom ground-floor unit offers rare private off-street entry, giving it a true townhouse like feel. Step inside to find hardwood floors, a sleek glass walk-in shower, and a thoughtfully designed layout that maximizes both space and function. The kitchen and living areas are enhanced by custom automatic blinds and newly installed pot lights on smart switches, creating a modern, connected home environment. Perfect for active lifestyles, the unit features a custom-built modular and adjustable storage system, ideal for bikes, gear, or seasonal storage. Enjoy the convenience of in-suite laundry, a titled underground parking stall, and a dedicated storage locker. Whether you're walking to nearby cafes, shopping on 17th Ave, or heading downtown, this location puts you in the heart of everything. A perfect match for first-time buyers, downsizers, or savvy investors don't miss this unique opportunity to live in style and comfort in Lower Mount Royal.