



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

1, 1820 9 Street SW
Calgary, Alberta

MLS # A2259633



\$169,900

Division:	Lower Mount Royal		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	458 sq.ft.	Age:	1969 (56 yrs old)
Beds:	1	Baths:	1
Garage:	Stall		
Lot Size:	-		
Lot Feat:	-		

Heating:	Boiler
Floors:	Laminate
Roof:	-
Basement:	-
Exterior:	Stucco, Wood Frame
Foundation:	-
Features:	Breakfast Bar, Granite Counters, Kitchen Island

Water:	-
Sewer:	-
Condo Fee:	\$ 372
LLD:	-
Zoning:	M-C2
Utilities:	-

Inclusions: N/A

Fantastic ground floor Apartment in Trendy Location! Very healthy building reserve fund and lowest condo fees. This charming apartment is perfectly situated just one block from the vibrant 17 Ave and a quick walk to the Downtown core. Ideal for singles or couples, it's also a great investment for long-term and short-term rentals (Airbnb allowed). The apartment building was fully Renovated in 2016. Enjoy modern vinyl flooring, white cabinets, and a sleek granite countertop. Stainless steel appliances, including a dishwasher. Spacious open Layout in Prime Location: 6-minute walk to Western Canada High School 15 minutes to Stampede Grounds Parking: One assigned parking stall included. Situated on a Quiet Street, ensuring peace and privacy in a busy entertainment area of Calgary. This apartment combines style, convenience, and rental potential—all in a fantastic neighborhood. Don't miss out