



**GRASSROOTS**  
REALTY GROUP

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121, 1719 9A Street SW  
Calgary, Alberta

MLS # A2286631



**\$499,900**

Division:	Lower Mount Royal		
Type:	Residential/Five Plus		
Style:	Attached-Side by Side, Townhouse		
Size:	1,088 sq.ft.	Age:	2014 (12 yrs old)
Beds:	2	Baths:	2 full / 1 half
Garage:	Alley Access, Double Garage Attached, Enclosed, Garage Door Opener, Gara		
Lot Size:	-		
Lot Feat:	Back Lane, Lawn, Low Maintenance Landscape, Street Lighting, Yard Lights		

**Heating:** In Floor, Forced Air, Natural Gas

**Floors:** Carpet, Ceramic Tile, Hardwood

**Roof:** Tar/Gravel

**Basement:** None

**Exterior:** Brick, Stucco, Wood Frame

**Foundation:** Poured Concrete

**Features:** Built-in Features, Low Flow Plumbing Fixtures, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, See Remarks, Storage, Walk-In Closet(s)

**Inclusions:** Only one garage opener.

**Water:** -

**Sewer:** -

**Condo Fee:** \$ 719

**LLD:** -

**Zoning:** M-C2

**Utilities:** -

Looking for an outstanding condo that checks all the boxes? Searching for a unique space that stands out from the others you've seen? Look no further! Imagine yourself living in the heart of Lower Mount Royal in this truly appealing 2-bedroom, 3-bathrooms, 3-level townhouse in "The Block." The open-concept floor plan maximizes every square foot, creating a warm and inviting space you'll love coming home to. The stylish kitchen features quartz countertops, custom two-tone cabinets, and upscale stainless-steel appliances. There's also a guest bathroom on this floor. Enjoy DOUBLE PRIMARY SUITES, each with its own luxurious ensuite. Picture stepping out onto a deck on every level, each seamlessly connected to lively communal spaces. Convenient gas hook-up for your BBQ. But wait, there's more! This gem includes an ATTACHED TANDEM GARAGE with extra storage space. Say goodbye to parking hassles, keep your vehicles secure, and enjoy additional storage for your gear. The heart of the building is the central courtyard, where you can connect with neighbors and friends. This unique feature allows you to enjoy the best of both worlds—peaceful privacy in the courtyard and the excitement and convenience of downtown just steps away! Now, let's talk about location—and it simply can't get any better! Stroll to Calgary's top cafes, shops, and restaurants—all just steps from your door. Built by award-winning Homes By Avi, this rare find combines style, function, and location into one unbeatable package.