



**433, 1719 9A Street SW**  
**Calgary, Alberta**

**MLS # A2288537**



**\$325,000**

<b>Division:</b>	Lower Mount Royal		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	612 sq.ft.	<b>Age:</b>	2014 (12 yrs old)
<b>Beds:</b>	1	<b>Baths:</b>	1
<b>Garage:</b>	Parkade, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	In Floor, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Hardwood, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 422
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	M-C2
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	High Ceilings, Kitchen Island, Open Floorplan, Vaulted Ceiling(s), Walk-In Closet(s)		

**Inclusions:** Pax Wardrobe in Bedroom

Lower Mount Royal &ndash; #433, 1719 9A Street SW: - New Price !! - Welcome to The Block built by Avi Urban. This modern, TOP FLOOR unit offers 612 sq ft of living space plus a 99 sq ft loft (not included in measurements due to ceiling height), 1 bedroom, 1 bathroom, and titled underground parking. The bright entry opens to a vaulted living area with room for both living and dining, along with sliding doors leading to the patio overlooking the courtyard. The kitchen features quartz countertops, tile backsplash, a pantry, and stainless steel appliances, including a gas range, fridge, dishwasher, and microwave. The impressive 13-foot ceiling height in the primary bedroom has been transformed into a unique lofted feature designed by Calgary&rsquo;s Studio North, creating a space that is both practical and distinctive. Thoughtfully redesigned, the bedroom offers a flexible layout with a walk-in closet, home office/fitness space on the main level, complemented by the private lofted sleeping area. Additional highlights include hardwood flooring throughout, in-suite laundry, air conditioning, and separate storage in the underground parkade. Ideally located in the vibrant community of Lower Mount Royal, just half a block from the energy of 17th Avenue, this home offers an exceptional walkable lifestyle with shops, restaurants, cafes, amenities, and public transit all just steps from your door. This cool, unique space is a must-see. Turn key with quick possession available.