



**GRASSROOTS**  
REALTY GROUP

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1, 1820 9 Street SW  
Calgary, Alberta

MLS # A2288985



**\$169,900**

<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>	458 sq.ft.	<b>Age:</b>	1969 (57 yrs old)
<b>Beds:</b>	1	<b>Baths:</b>	1
<b>Garage:</b>	Stall		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Boiler	<b>Water:</b>	-
<b>Floors:</b>	Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 383
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Stucco, Wood Frame	<b>Zoning:</b>	M-C2
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Granite Counters, Kitchen Island		

**Inclusions:** none

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