



101, 1719 9A Street SW  
Calgary, Alberta

MLS # A2301732



**\$299,900**

<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>	608 sq.ft.	<b>Age:</b>	2014 (12 yrs old)
<b>Beds:</b>	1	<b>Baths:</b>	1
<b>Garage:</b>	Parkade, Titled, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	In Floor	<b>Water:</b>	-
<b>Floors:</b>	Hardwood, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 431
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Stucco	<b>Zoning:</b>	M-C2
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Kitchen Island		

**Inclusions:** Wall Mount

Discover a rare opportunity to own one of the highly sought-after walkout brownstone-style one-bedroom homes in The Block. These units are seldom available and are prized for their private street-level access and unique design. Situated on a quiet street just steps from 17th Avenue, this pet-friendly home offers the perfect blend of urban convenience and peaceful residential living. The interior features a bright, open layout with abundant morning light, warm hardwood flooring throughout, built-in shelving, stone countertops and clean, flat-finish ceilings. Step outside to your private east-facing patio, set beneath the canopy of mature trees. The beautifully landscaped courtyard provides a welcoming shared space with seating, ambient lighting, and a friendly community feel, perfect for relaxing or gathering with friends. This home is designed for effortless living, with condo fees covering nearly everything except electricity. A titled, heated underground parking stall with storage adds further convenience. All of this is set within easy walking distance to shops, caf&eacute;s, grocery stores, parks, river pathways, and the vibrant lifestyle of 17th Avenue. An ideal option for anyone seeking a low-maintenance home in one of Calgary&rsquo;s most desirable inner-city locations. Schedule your viewing today.