



**GRASSROOTS**  
REALTY GROUP

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307, 1719 9A Street SW  
Calgary, Alberta

MLS # A2140960



**\$345,000**

Division:	Lower Mount Royal		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment		
Size:	601 sq.ft.	Age:	2014 (10 yrs old)
Beds:	1	Baths:	1
Garage:	Secured, Stall, Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	In Floor	Water:	-
Floors:	Hardwood, Tile	Sewer:	-
Roof:	Tar/Gravel	Condo Fee:	\$ 393
Basement:	-	LLD:	-
Exterior:	Brick, Composite Siding, Stucco, Wood Frame	Zoning:	M-C2
Foundation:	Poured Concrete	Utilities:	-
Features:	Bookcases, Closet Organizers, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Track Lighting, Walk-In Closet(s)		
Inclusions:	No		

Welcome to 'The Block'. This one-bedroom condo showcases modern style in the heart of Lower Mount Royal, just steps away from the vibrant and trendy 17th Ave. Designed for the urban professional, this condo features high ceilings, a bright and open layout, wide-plank engineered hardwood floors, and a kitchen that boasts sleek cabinets, quartz countertops, a gas stove, tile backsplash, under-mount lighting, and ample pantry storage. The spacious bedroom includes a surprisingly large walk-in closet. The bathroom exudes luxury with high-end finishes, floor-to-ceiling tile, and a glass shower. Additional amenities include in-suite laundry, TITLED underground parking, an assigned storage locker, and attractive condo fees. The complex is thoughtfully designed with a beautifully landscaped inner courtyard, elevator, and secure door access for added safety. This unbeatable location is just steps away from Urban Fare, Vine Arts, Canadian Tire, Made by Marcus, bike paths, parks, the river, and all the other fantastic 17th Ave amenities. This is a unique opportunity to enjoy the best the city has to offer.