



**203, 1732 9A Street SW
Calgary, Alberta**

MLS # A2154465



\$499,999

Division:	Lower Mount Royal		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Multi Level Unit		
Size:	1,375 sq.ft.	Age:	1980 (44 yrs old)
Beds:	2	Baths:	2 full / 1 half
Garage:	Assigned, Garage Door Opener, Garage Faces Rear, Heated Garage, Off Str		
Lot Size:	-		
Lot Feat:	Back Lane, City Lot, Fruit Trees/Shrub(s), Front Yard, Lawn, Low Maintenance		

Heating:	Baseboard	Water:	-
Floors:	Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle, Tar/Gravel	Condo Fee:	\$ 1,118
Basement:	-	LLD:	-
Exterior:	Brick, Concrete, Vinyl Siding	Zoning:	M-C2
Foundation:	-	Utilities:	-

Features: Bar, Bookcases, Built-in Features, Chandelier, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Separate Entrance, Storage, Track Lighting

Inclusions: n/a

Welcome to Suite 203 at Chelsea Terrace, an executive boutique building located steps away from 17th Avenue SW! This fully renovated, sophisticated 1,375sqft condo is a rare find being one of the largest units in the building! Offering 2 spacious Bedrooms and 2.5 luxurious Bathrooms, all wrapped in a designer contemporary aesthetic that exudes exclusivity and style. This multi level END UNIT condo is an entertainers dream! From the moment you step inside, you'll be wowed by the clean lines, beautiful finishes, and thoughtfully designed spaces. The sunken living room and real wood-burning fireplace are a cozy yet stylish focal point. You will certainly be star struck by the large kitchen, spacious dining area, and expansive 2nd floor! Stepping into a world of refined elegance, as you enter you are greeted with a jaw dropping atmosphere that is sure to impress all your family and friends. The chefs dream kitchen, perfect for hosting, boasts a large island with quartz counters, newer S/S Appliances, tons of built in storage and a large dining area that is the perfect setting for both everyday living and special occasions. Flowing from the dining room into the living area. Enjoy hosting all your family & friends in the huge sunken living room which is a delightfully rare find these days! Featuring a real wood-burning fireplace that adds cozy warmth and elegant charm to your urban retreat. Don't forget the conveniently placed half bathroom on this level located under the stairs. Every inch of this home has been thoughtfully updated, ensuring a seamless blend of modern convenience and upscale design. Upstairs you will find TWO spacious Bedrooms, a full 4PC guest bathroom, and a designated laundry room. The stunning and spacious primary retreat is the perfect place to escape and unwind or relax after a long day. This Primary Bedroom can easily

accommodate a king size bed and any additional bedroom furniture, it also features built in closets with organizers for added convenience. The stylish primary en-suite bathroom includes a double sink vanity and unique multi head glass enclosed shower with a frosted glass window! The second bedroom is a great size and can easily accommodate king or queen size bed and has additional built in storage solutions. The building itself caters to your every need with a brand new elevator, assigned parking Stall (#18), a massive storage locker (#203), separate bike storage, and it even has a designated room for tire storage! Enjoy the peace of mind that comes with these exceptional amenities, designed to support your dynamic urban lifestyle. Nestled in the inner city community of Lower Mount Royal, this location is unbeatable. Just steps away from the popular 17th Avenue SW, you'll have easy access to the best shops, restaurants, parks, and cultural hotspots Calgary has to offer. Whether you're savoring a gourmet brunch or enjoying a serene walk in the park, everything you need is right at your doorstep. Book your VIP Showing today!