433, 1719 9A Street SW
Calgary, Alberta

MLS # A2169808

$360,000

Division:	Lower Mount Royal
Type:	Residential/Low Rise (2-4 stories)
Style:	Low-Rise(1-4)

Size:	690 sq.ft.	**Age:**	2014 (10 yrs old)
Beds:	1	**Baths:**	1

Garage:	Parkade, Underground
Lot Size:	-
Lot Feat:	-

Heating:	In Floor	**Water:**	-
Floors:	Hardwood	**Sewer:**	-
Roof:	Tar/Gravel	**Condo Fee:**	$ 408
Basement:	-	**LLD:**	-
Exterior:	Brick, Composite Siding, Stucco, Wood Frame	**Zoning:**	M-C2
Foundation:	-	**Utilities:**	-
Features:	High Ceilings, Kitchen Island, Stone Counters, Walk-In Closet(s)		

Inclusions:	Clothes armoire in bedroom, freezer in walk-in closet

This is a good one here! Top floor unit with the largest one bedroom layout available in the building and made special by the high ceilings because no one is above you. The orientation of the unit is east at the front of the unit and west at the back with windows on each end of the unit, meaning you get direct sun twice a day – almost unheard of in a condo unit. You get sunshine in the living room in the morning and as later afternoon and evening happens, the west facing windows at the back of the unit let that sunlight in the unit again. What is extra special with this place is the 13 foot ceiling at the back of the unit in the primary bedroom, where there is enough room for the loft area! The current owners have the bed up in the loft with the space below that is used for an office, workout space, and storage! It is the ultimate 1 bedroom unit! Complete with in unit laundry, walk in closet, wardrobe, separate storage unit in the parkade, and a titled parking stall, your new home has all that you need to live in this unit for years to come! Hardwood flooring, quartz counters, a gas stove, air conditioning, this unit is a step above the other options available on the market today. The Block is located half a block off 17th Ave in Lower Mount Royal with all the amenities within walking distance, including a grocery store and Canadian Tire!