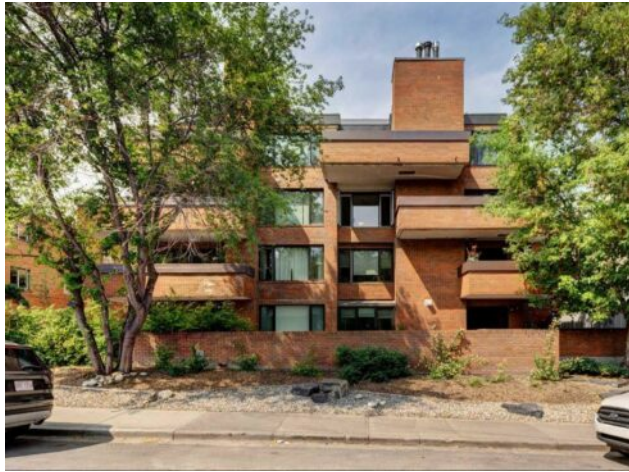




**302, 1731 9A Street SW
Calgary, Alberta**

MLS # A2185065



\$420,000

Division:	Lower Mount Royal		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Low-Rise(1-4)		
Size:	1,105 sq.ft.	Age:	1982 (43 yrs old)
Beds:	2	Baths:	2
Garage:	Assigned, Parkade, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	-	Condo Fee:	\$ 761
Basement:	-	LLD:	-
Exterior:	Brick, Concrete	Zoning:	M-C2
Foundation:	-	Utilities:	-
Features:	Built-in Features, Closet Organizers, Granite Counters, Kitchen Island, Storage, Walk-In Closet(s)		

Inclusions: T.V. Bracket in Living Room

Tucked away on the tranquil, tree-lined streets of Lower Mount Royal, this sophisticated 2-bedroom suite offers an exceptional living experience in one of Calgary's most coveted neighbourhoods. Perched on the 3rd floor of the sought-after, Rockland Place, this corner unit enjoys an abundance of natural light, streaming through large windows on two sides and offering beautiful views of both mature trees and the charming streetscape below. As you step inside, you're greeted by a well-designed open-concept living space, ideal for both quiet relaxation and entertaining. The open concept kitchen features a large central island, custom cabinetry, and sleek stainless steel appliances—perfect for preparing meals or hosting friends. The adjacent dining area seamlessly flows into the spacious living room, where a cozy wood-burning fireplace (with a log lighter) sets the perfect mood for chilly evenings. Look forward to spring and summer days through your sliding door which leads you to a private, east-facing deck, where you can enjoy morning coffee or unwind at the end of the day. Designed for privacy and comfort, the bedrooms are thoughtfully separated from the main living areas. The generous principal bedroom is a true retreat, offering a large walk-through closet and a comfortable 4-piece ensuite. The second bedroom, equally inviting, is perfect for guests or as a home office, and is just steps away from a stylish 3-piece bathroom. A conveniently located laundry room adds to the practicality of this beautifully designed suite. This home also offers the ultimate in urban convenience with heated underground parking, a secure storage locker, and proximity to the best dining, boutique shopping, and coffee spots that the surrounding areas have to offer. Enjoy an active lifestyle with everything at your doorstep, from trendy bars, to boutiques and quiet cafes,

all while living on a serene and peaceful street. A rare find in this low-turnover boutique building, this suite is perfect for discerning urban professionals, couples seeking a stylish and comfortable home, or empty nesters looking for a refined, easy-living retreat. With its unbeatable location, sophisticated design, and modern amenities, this is truly an exceptional place to call home. Schedule your private viewing today before this rare opportunity is gone!