



**301, 1719 9A Street SW  
Calgary, Alberta**

**MLS # A2185998**



**\$349,000**

<b>Division:</b>	Lower Mount Royal		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Low-Rise(1-4)		
<b>Size:</b>	597 sq.ft.	<b>Age:</b>	2013 (12 yrs old)
<b>Beds:</b>	1	<b>Baths:</b>	1
<b>Garage:</b>	Heated Garage, Stall, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

**Heating:** In Floor, Natural Gas

**Floors:** Vinyl Plank

**Roof:** -

**Basement:** -

**Exterior:** Concrete, Stucco

**Foundation:** -

**Features:** Breakfast Bar, Kitchen Island, Stone Counters

**Water:** -

**Sewer:** -

**Condo Fee:** \$ 405

**LLD:** -

**Zoning:** M-C2

**Utilities:** -

**Inclusions:** Portable air conditioner "as-is"

Experience unique sophistication in "The Block" with this elegant third level unit near 17th Avenue SW, close to restaurants, shops, and vibrant nightlife. A quick elevator ride takes you to this unit tucked just around the corner. It only shares this bit of the hallway with one other unit so there is an additional feeling of privacy and all important quiet. Boasting an open-concept design, this home features stunning finishes, and luxury vinyl plank floors with cozy in-floor heating. The kitchen shines with quartz countertops, a large island, and a gas stove. There is lots of smart storage in this kitchen and the counter depth fridge is very spacious. The bedroom is a generous size with plenty of room for a queen and dresser and includes a walk-in closet and a laundry closet with quite a bit of additional storage. The bathroom features a large vessel sink, an extra-long vanity, and a roomy fully tiled shower. Extra perks abound, from the beautiful built-in floating shelf in the living room, to the patio space and convenient bike storage beside the unit, to the direct access to the building's private courtyard. This unit also comes with a titled heated underground parking space and an assigned storage locker.