



433, 1719 9A Street SW
Calgary, Alberta

MLS # A2187373



\$359,900

Division:	Lower Mount Royal		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Low-Rise(1-4)		
Size:	690 sq.ft.	Age:	2014 (11 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 top-floor unit features one of the largest one-bedroom layouts in the building, with the added benefit of raised ceilings due to the absence of a unit above. The thoughtful orientation includes east-facing windows at the front, allowing for ample morning sunlight, while the rear of the unit faces west, providing beautiful afternoon and evening light. The 13-foot ceiling in the primary bedroom has been utilized to create a lofted space, adding versatility and charm to the layout. Currently, the owners have transformed the bedroom into a dual-purpose space, with a main-level office and workout area, and a lofted sleeping area above. With all the modern conveniences, including hardwood flooring, quartz countertops, a gas stove, and air conditioning, this unit offers an exceptional living experience that surpasses other options on the market. Unit 433 comes with a titled parking stall and a chain link storage unit in the parkade. The Block is ideally located just half a block off 17th Avenue in Lower Mount Royal, with a variety of amenities within walking distance, including a grocery store, numerous restaurants, and even a Canadian Tire. This property offers the perfect balance of comfort, convenience, and style for years to come.