



**GRASSROOTS**  
REALTY GROUP

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201, 1820 9 Street SW  
Calgary, Alberta

MLS # A2205742



**\$199,900**

Division:	Lower Mount Royal		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	467 sq.ft.	Age:	1969 (56 yrs old)
Beds:	1	Baths:	1
Garage:	Stall		
Lot Size:	-		
Lot Feat:	-		

Heating:	Boiler	Water:	-
Floors:	Laminate	Sewer:	-
Roof:	-	Condo Fee:	\$ 486
Basement:	-	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	M-C2
Foundation:	-	Utilities:	-
Features:	Breakfast Bar, Granite Counters, Kitchen Island		

Inclusions: None

**\*\*Back on market after installation of ensuite laundry! Fantastic Apartment in Trendy Location! Very healthy building reserve fund** This charming apartment is perfectly situated just one block from the vibrant 17 Ave and a quick walk to the Downtown core. Ideal for singles or couples, it's also a great investment for long-term and short-term rentals (Airbnb allowed). The apartment building was fully Renovated in 2016. Enjoy modern vinyl flooring, white cabinets, and a sleek granite countertop. Stainless steel appliances, including a dishwasher. Spacious open Layout in Prime Location: 6-minute walk to Western Canada High School 15 minutes to Stampede Grounds Parking: One assigned parking stall included. Situated on a Quiet Street, ensuring peace and privacy in a busy entertainment area of Calgary This apartment combines style, convenience, and rental potential—all in a fantastic neighborhood. Don't miss out