

# \$335,000 - 113, 1719 9a Street Sw, Calgary

MLS® #A2242248

**\$335,000**

1 Bedroom, 1.00 Bathroom, 609 sqft

Residential on 0.00 Acres

Lower Mount Royal, Calgary, Alberta

Welcome to urban living at its finest in The Block, one of Calgary's most desirable condo communities in the heart of Lower Mount Royal. This beautifully upgraded 1 bedroom, 1 bathroom ground-floor unit offers rare private off-street entry, giving it a true townhouse like feel. Step inside to find hardwood floors, a sleek glass walk-in shower, and a thoughtfully designed layout that maximizes both space and function. The kitchen and living areas are enhanced by custom automatic blinds and newly installed pot lights on smart switches, creating a modern, connected home environment. Perfect for active lifestyles, the unit features a custom-built modular and adjustable storage system, ideal for bikes, gear, or seasonal storage. Enjoy the convenience of in-suite laundry, a titled underground parking stall, and a dedicated storage locker. Whether you're walking to nearby cafes, shopping on 17th Ave, or heading downtown, this location puts you in the heart of everything. A perfect match for first-time buyers, downsizers, or savvy investors don't miss this unique opportunity to live in style and comfort in Lower Mount Royal.

Built in 2014

## Essential Information

MLS® # A2242248

Price \$335,000



|                |                   |
|----------------|-------------------|
| Bedrooms       | 1                 |
| Bathrooms      | 1.00              |
| Full Baths     | 1                 |
| Square Footage | 609               |
| Acres          | 0.00              |
| Year Built     | 2014              |
| Type           | Residential       |
| Sub-Type       | Apartment         |
| Style          | Single Level Unit |
| Status         | Active            |

### Community Information

|             |                        |
|-------------|------------------------|
| Address     | 113, 1719 9a Street Sw |
| Subdivision | Lower Mount Royal      |
| City        | Calgary                |
| County      | Calgary                |
| Province    | Alberta                |
| Postal Code | T2T 6S3                |

### Amenities

|                |                                       |
|----------------|---------------------------------------|
| Amenities      | Elevator(s), Secured Parking, Storage |
| Parking Spaces | 1                                     |
| Parking        | Heated Garage, Titled, Underground    |

### Interior

|                   |                                                                                                                           |
|-------------------|---------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Built-in Features, Closet Organizers, Kitchen Island, No Animal Home, No Smoking Home, Quartz Counters, Recessed Lighting |
| Appliances        | Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Washer, Window Coverings                                           |
| Heating           | In Floor, Natural Gas                                                                                                     |
| Cooling           | None                                                                                                                      |
| # of Stories      | 4                                                                                                                         |

### Exterior

|                   |                                             |
|-------------------|---------------------------------------------|
| Exterior Features | Courtyard, Lighting                         |
| Roof              | Tar/Gravel                                  |
| Construction      | Brick, Composite Siding, Stucco, Wood Frame |
| Foundation        | Poured Concrete                             |

### Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | July 22nd, 2025 |
| Days on Market | 10              |
| Zoning         | M-C2            |

### **Listing Details**

|                |              |
|----------------|--------------|
| Listing Office | RE/MAX First |
|----------------|--------------|

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