

**113, 1719 9A Street SW  
Calgary, Alberta**

**MLS # A2242248**



**\$335,000**

|                  |                                    |               |                   |
|------------------|------------------------------------|---------------|-------------------|
| <b>Division:</b> | Lower Mount Royal                  |               |                   |
| <b>Type:</b>     | Residential/Low Rise (2-4 stories) |               |                   |
| <b>Style:</b>    | Apartment-Single Level Unit        |               |                   |
| <b>Size:</b>     | 609 sq.ft.                         | <b>Age:</b>   | 2014 (11 yrs old) |
| <b>Beds:</b>     | 1                                  | <b>Baths:</b> | 1                 |
| <b>Garage:</b>   | Heated Garage, Titled, Underground |               |                   |
| <b>Lot Size:</b> | -                                  |               |                   |
| <b>Lot Feat:</b> | -                                  |               |                   |

|                    |   |                   |        |
|--------------------|---|-------------------|--------|
| <b>Heating:</b>    | In Floor, Natural Gas   | <b>Water:</b>     | -      |
| <b>Floors:</b>     | Ceramic Tile, Hardwood, Laminate  | <b>Sewer:</b>     | -      |
| <b>Roof:</b>       | Tar/Gravel  | <b>Condo Fee:</b> | \$ 411 |
| <b>Basement:</b>   | -   | <b>LLD:</b>       | -      |
| <b>Exterior:</b>   | Brick, Composite Siding, Stucco, Wood Frame   | <b>Zoning:</b>    | M-C2   |
| <b>Foundation:</b> | Poured Concrete   | <b>Utilities:</b> | -      |
| <b>Features:</b>   | Built-in Features, Closet Organizers, Kitchen Island, No Animal Home, No Smoking Home, Quartz Counters, Recessed Lighting |                   |        |

**Inclusions:** Portable AC Unit

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.