

# \$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

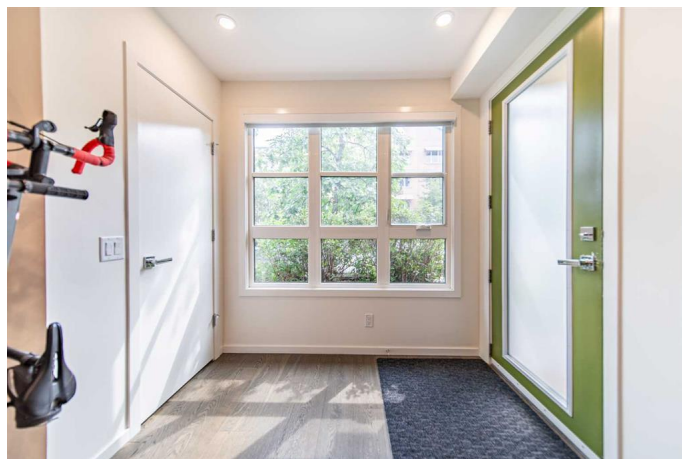
Welcome to urban living at its finest in The Block, one of Calgary's most desirable condo communities in the heart of Lower Mount Royal. This beautifully upgraded 1 bedroom, 1 bathroom ground-floor unit offers rare private off-street entry, giving it a true townhouse like feel. Step inside to find hardwood 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	4
Zoning	M-C2

### **Listing Details**

Listing Office	RE/MAX First
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