

# \$499,000 - 411, 1719 9a Street Sw, Calgary

MLS® #A2231708

**\$499,000**

2 Bedroom, 1.00 Bathroom, 789 sqft

Residential on 0.00 Acres

Lower Mount Royal, Calgary, Alberta

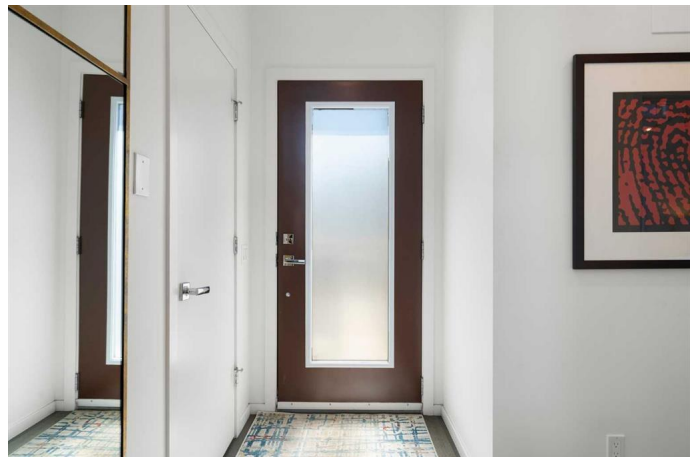
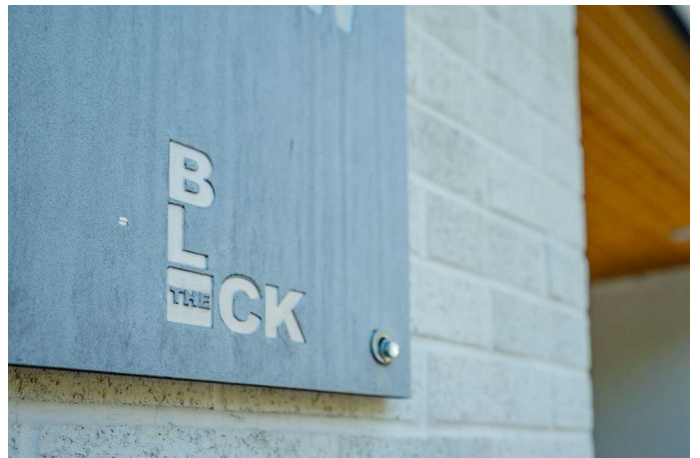
The Block â€“ Vibrant urban living off 17th Ave. Contemporary design by Sturgess Architecture and built by Avi Urban features a unique private courtyard concept with each door opening to the outside creating a sense of community, space and independence unheard of in the downtown. This penthouse loft is one of the most desirable suites in the complex featuring 14â€™™ vaulted ceilings and hardwood floors throughout. The living room offers a wall of built-ins, and massive windows that flood the space with natural light. The kitchen is fully equipped with stainless steel appliances and lacquered cabinets with plenty of storage. A deck with city views offers easy access to your BBQ and private outdoor space. The primary bedroom has a spacious closet and large windows with access to your bathroom with walk-in glass shower modern sink and storage. Bedroom 2 is conveniently equipped with a wall of built-in storage to maximize organization while offering space for guests or work from home days. The suite includes titled parking, storage, built-in laundry and air conditioning. Enjoy a life of convenience without compromise in the fantastic penthouse suite.

Built in 2014

## Essential Information

MLS® #                      A2231708

Price                        \$499,000



|                |                   |
|----------------|-------------------|
| Bedrooms       | 2                 |
| Bathrooms      | 1.00              |
| Full Baths     | 1                 |
| Square Footage | 789               |
| Acres          | 0.00              |
| Year Built     | 2014              |
| Type           | Residential       |
| Sub-Type       | Apartment         |
| Style          | Single Level Unit |
| Status         | Active            |

### Community Information

|             |                        |
|-------------|------------------------|
| Address     | 411, 1719 9a Street Sw |
| Subdivision | Lower Mount Royal      |
| City        | Calgary                |
| County      | Calgary                |
| Province    | Alberta                |
| Postal Code | T2T 6S3                |

### Amenities

|                |                               |
|----------------|-------------------------------|
| Amenities      | Elevator(s), Parking, Storage |
| Parking Spaces | 1                             |
| Parking        | Parkade, Titled               |

### Interior

|                   |                                                                           |
|-------------------|---------------------------------------------------------------------------|
| Interior Features | Built-in Features, Closet Organizers, Open Floorplan, Vaulted Ceiling(s)  |
| Appliances        | Dishwasher, Microwave, Oven, Refrigerator, Stove(s), Washer/Dryer Stacked |
| Heating           | In Floor                                                                  |
| Cooling           | Wall Unit(s)                                                              |
| # of Stories      | 4                                                                         |

### Exterior

|                   |                                 |
|-------------------|---------------------------------|
| Exterior Features | Balcony                         |
| Roof              | Asphalt Shingle                 |
| Construction      | Brick, Composite Siding, Stucco |

### Additional Information

|             |                 |
|-------------|-----------------|
| Date Listed | June 20th, 2025 |
|-------------|-----------------|

|                |      |
|----------------|------|
| Days on Market | 55   |
| Zoning         | M-C2 |

## **Listing Details**

|                |                                |
|----------------|--------------------------------|
| Listing Office | Real Estate Professionals Inc. |
|----------------|--------------------------------|

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