

103, 1719 9A Street SW  
Calgary, Alberta

MLS # A2280133



# \$318,500

<b>Division:</b>	Lower Mount Royal		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Multi Level Unit		
<b>Size:</b>	603 sq.ft.	<b>Age:</b>	2014 (12 yrs old)
<b>Beds:</b>	1	<b>Baths:</b>	1
<b>Garage:</b>	Parkade, Stall, 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	<b>Sewer:</b>	-
<b>Roof:</b>	Tar/Gravel	<b>Condo Fee:</b>	\$ 425
<b>Basement:</b>	None	<b>LLD:</b>	-
<b>Exterior:</b>	Stucco, Wood Frame	<b>Zoning:</b>	M-C2
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Built-in Features, Kitchen Island, Open Floorplan		

**Inclusions:** N/A

Welcome to The Block, featuring some of the most desirable walkout brownstone-style one-bedroom units in the building—rarely available. Located on a quiet street just off 17th Avenue, this pet-friendly condo offers the ideal balance of inner-city convenience and peaceful living. The bright, open-concept layout is filled with natural morning sunlight and features hardwood flooring throughout (no carpet), flat ceilings, upgraded pendant lighting, custom built-in millwork shelving, a 10mm glass shower door, and a recently upgraded LG washer and dryer. In-floor heating provides year-round comfort with no furnace or hot water tank to maintain. Enjoy your private east-facing walkout patio, shaded by a mature oak tree. The professionally designed central courtyard offers seating, patio lighting, and a strong sense of community—ideal for summer evenings and social gatherings. Designed for a true lock-and-leave lifestyle, condo fees include everything except electricity. The unit includes a titled underground heated parking stall with storage. Unbeatable location steps to Urban Fare, Made by Marcus, Mik Coffee & Art, Canadian Tire, bike paths, parks, the river, and all the amenities of 17th Avenue. A rare opportunity to own a low-maintenance home in one of Calgary's most walkable inner-city communities. Book your showing today !