

103, 1719 9A Street SW
Calgary, Alberta

MLS # A2280133



\$318,500

Division:	Lower Mount Royal		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Multi Level Unit		
Size:	603 sq.ft.	Age:	2014 (12 yrs old)
Beds:	1	Baths:	1
Garage:	Parkade, Stall, Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	In Floor, Natural Gas	Water:	-
Floors:	Ceramic Tile, Hardwood	Sewer:	-
Roof:	Tar/Gravel	Condo Fee:	\$ 425
Basement:	None	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	M-C2
Foundation:	Poured Concrete	Utilities:	-
Features:	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!