



# 1719 9A Street Calgary Alberta

\$359,900

This top-floor unit features one of the largest one-bedroom layouts in the building, with the added benefit of raised ceilings due to the absence of a unit above. The thoughtful orientation includes east-facing windows at the front, allowing for ample morning sunlight, while the rear of the unit faces west, providing beautiful afternoon and evening light. The 13-foot ceiling in the primary bedroom has been utilized to create a lofted space, a free standing bed designed and installed by Calgary architects, Studio North, adding versatility and charm to the layout. Currently, the owners have transformed the bedroom into a dual-purpose space, with a main-level office and workout area, and a lofted sleeping area above. With all the modern conveniences, including hardwood flooring, quartz countertops, a gas stove, and air conditioning, this unit offers an exceptional living experience that surpasses other options on the market. Unit 433 comes with a titled parking stall and a chain link storage unit in the parkade. The Block is ideally located just half a block off 17th Avenue in Lower Mount Royal, with a variety of amenities within walking distance, including a grocery store, numerous restaurants, and even a Canadian Tire. This property offers the perfect balance of comfort, convenience, and style for years to come. (id:6769)

Living room 5.08 M x 3.76 M

Kitchen 4.01 M x 3.43 M

Primary Bedroom 3.45 M x 3.15 M

Other 1.60 M x 1.50 M

Foyer 2.59 M x 1.40 M

Laundry room 1.50 M x .91 M

4pc Bathroom 2.92 M x 1.52 M

Loft 3.15 M x 2.64 M

Listing Presented By:



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100, 707-10 AVE. SW , Calgary, AB,  
T2R 0B3

Phone: 403-969-0267  
arobinson@cirrealty.ca