



1719 9A Street Calgary Alberta

\$574,900

Welcome to modern urban living at "THE BLOCK" designed by Jeremy Sturgess. This stunning 3-level townhouse in trendy Lower Mount Royal seamlessly blends contemporary style with ultimate comfort and convenience. The high ceilings and open-concept floorplan offers a spacious and airy feel, perfect for both relaxation and entertaining. The chef's kitchen is equipped with high-end stainless steel appliances, sleek custom cabinetry, and modern finishes that will delight any culinary enthusiast. The large dining room flows effortlessly into the family room, creating an ideal space for gatherings or quiet evenings. Upstairs, you'll find two spacious master bedrooms, each with its own luxurious ensuite and walk-in closet. Step outside to not one, but two private balconies--each offering a peaceful retreat with views overlooking the beautifully landscaped courtyard. The attached tandem garage has space for two vehicles, additional storage, or can be developed into an office/den (Live/Work zoning). The outdoor courtyard features games, comfortable seating areas, perfect for summer gatherings or relaxing afternoons. Located in the vibrant Lower Mount Royal area, this townhouse is just steps away from trendy shops, fine dining, and all the excitement of downtown. With quick access to downtown, 17th Avenue, and public transit, you'll have everything you need right at your doorstep. Don't miss your chance to own this exceptional home in one of Calgary's most desirable communities--book your private showing today! (id:6769)

Family room 15.25 Ft x 8.00 Ft
 Kitchen 12.50 Ft x 7.33 Ft
 Dining room 11.08 Ft x 7.33 Ft
 2pc Bathroom 5.67 Ft x 5.17 Ft
 Other 8.17 Ft x 4.58 Ft
 Primary Bedroom 11.50 Ft x 11.00 Ft

4pc Bathroom 8.00 Ft x 4.83 Ft
 Bedroom 11.17 Ft x 9.92 Ft
 3pc Bathroom 7.75 Ft x 4.83 Ft
 Other 6.08 Ft x 1.67 Ft
 Laundry room 3.33 Ft x 3.08 Ft

Listing Presented By:



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See

Mirror

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

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