



1732 9A Street Calgary Alberta

\$459,900

Welcome to this stunning multi-level condo located in the heart of Lower Mount Royal - the epitome of inner-city living. Offering over 1,500 square feet of living space across two floors with air conditioning, this unique property is a must-see! The home features 2 bedrooms plus a versatile den, perfect for a home office or easily converted into a third bedroom. Step inside and admire the brand-new flooring throughout the open-concept living and dining area. Floor-to-ceiling windows flood the space with natural light, while a charming wood-burning fireplace adds warmth and character. The sophisticated European-style kitchen is sure to impress with its sleek custom cabinetry, quartz countertops, and high-end appliances, including a Sub-Zero panel-ready fridge and freezer, a wine fridge, built-in oven and microwave. The main floor also offers a bright secondary bedroom with patio access, a full three-piece bathroom, convenient in-suite laundry, and plenty of storage. Upstairs, you'll find a spacious primary bedroom with abundant closet space, a private balcony ideal for warm summer evenings, and a beautiful four-piece ensuite. This level also features a built-in desk area and a large loft space with additional closet storage - perfect for a home office, recreation area, or even a third bedroom. But that's not all - the private main-floor patio is truly an outdoor oasis. High fences, raised planters, and a massive deck create the ultimate space for entertaining or simply relaxing in your own retreat. Just steps away is your private garage-style parking only shared with a limited other residence and downstairs in the parkade you have an additional locker located in a storage room for added convenience. Whether you're a downtown professional or looking to downsize into low-maintenance living, this exceptional property offers it all. (id:6769)

Primary Bedroom 16.08 Ft x 10.92 Ft

4pc Bathroom 8.08 Ft x 7.75 Ft

Loft 12.25 Ft x 10.58 Ft

Living room/Dining room 23.83 Ft x 13.33 Ft

Kitchen 13.50 Ft x 8.92 Ft

Bedroom 12.42 Ft x 10.83 Ft

Foyer 10.42 Ft x 6.50 Ft

Laundry room 5.67 Ft x 4.92 Ft

Storage 5.17 Ft x 2.58 Ft

3pc Bathroom 8.42 Ft x 4.67 Ft

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Real Estate Professionals Inc.

202, 5403 CROWCHILD TRAIL
N.W., Calgary, AB, T3B4Z1

Phone: 403-547-4102
cm.mackenzie@shaw.ca