

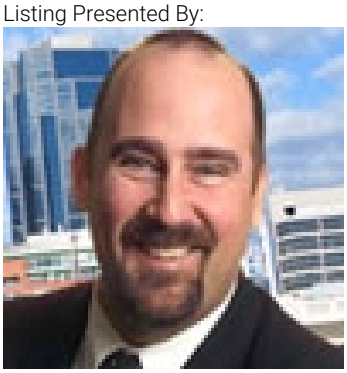
1719 9A Street Calgary Alberta

$235,000

Urban Oasis Steps from 17th Ave!Welcome to The Block--where sleek modern design meets the vibrant energy of Calgary's premier entertainment district! This spectacular, bright walk-up unit offers the ultimate inner-city lifestyle with the perfect blend of privacy and accessibility.Step inside to a welcoming entry space complete with a front guest closet. You will immediately notice the stunning hardwood flooring and large windows that flood the entire home with natural light. The sprawling open-concept layout seamlessly connects your main entertaining areas. There is ample room for a spacious living room, a dedicated dining area, and a functional home office setup for the remote professional.Channel your inner chef in the sleek, contemporary kitchen! It comes fully loaded with stainless steel appliances, a gas range with a microwave hood fan, a bounty of cupboard space, and a expansive kitchen island with a breakfast bar--perfect for casual morning coffee or evening entertaining.Retreat to your king-sized bedroom featuring a spacious walk-in closet with plenty of room for your wardrobe. The luxury continues into the oversized 3-piece bathroom, boasting a glass walk-in shower, tiled floors, a modern floating vanity with smart drawer storage, and a large vanity mirror.Premium Perks & Amenities Include: Low Condo Fees: Enjoy stress-free living with low fees of just $443.25/month, which includes water and cozy in-floor heating to keep you warm all winter long! Pet-Friendly Living: Bring your furry family members along! This building welcomes up to two pets with board approval--including dogs! Outdoor Living: Step through the patio doors to your private, covered patio surrounded by lush greenery--your own quiet sanctuary in the heart of the city. In-Suite Laundry: Enjoy the ultimate day-to-day convenience. Titled Parking & Storage: Say goodbye to scraping ice with your s...

3pc Bathroom 5.08 Ft x 9.67 Ft
Living room 9.83 Ft x 16.67 Ft
Dining room 12.58 Ft x 6.50 Ft
Other 4.50 Ft x 7.67 Ft
Other 11.25 Ft x 13.25 Ft
Primary Bedroom 10.42 Ft x 11.33 Ft
Other 5.00 Ft x 6.83 Ft
Laundry room 5.08 Ft x 4.50 Ft
Other 5.58 Ft x 4.50 Ft

Listing Presented By:



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