



1719 9A Street Calgary Alberta

\$318,500

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 ! (id:6769)

Other 11.17 Ft x 10.08 Ft

Living room 16.58 Ft x 13.00 Ft

3pc Bathroom 5.08 Ft x 9.67 Ft

Primary Bedroom 11.33 Ft x 10.33 Ft

Listing Presented By:



Originally Listed by:
Pulse Real Estate

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RE/MAX Realty Professionals

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