



# 1719 9A Street Calgary Alberta

\$499,900

Looking for an outstanding condo that checks all the boxes? Searching for a unique space that stands out from the others you've seen? Look no further! Imagine yourself living in the heart of Lower Mount Royal in this truly appealing 2-bedroom, 3-bathrooms, 3-level townhouse in "The Block." The open-concept floor plan maximizes every square foot, creating a warm and inviting space you'll love coming home to. The stylish kitchen features quartz countertops, custom two-tone cabinets, and upscale stainless-steel appliances. There's also a guest bathroom on this floor. Enjoy DOUBLE PRIMARY SUITES, each with its own luxurious ensuite. Picture stepping out onto a deck on every level, each seamlessly connected to lively communal spaces. Convenient gas hook-up for your BBQ. But wait, there's more! This gem includes an ATTACHED TANDEM GARAGE with extra storage space. Say goodbye to parking hassles, keep your vehicles secure, and enjoy additional storage for your gear. The heart of the building is the central courtyard, where you can connect with neighbors and friends. This unique feature allows you to enjoy the best of both worlds--peaceful privacy in the courtyard and the excitement and convenience of downtown just steps away! Now, let's talk about location -- and it simply can't get any better! Stroll to Calgary's top cafes, shops, and restaurants--all just steps from your door. Built by award-winning Homes By Avi, this rare find combines style, function, and location into one unbeatable package. (id:6769)

Primary Bedroom 11.33 Ft x 9.33 Ft  
 Bedroom 11.33 Ft x 9.33 Ft  
 Laundry room 3.42 Ft x 2.92 Ft  
 3pc Bathroom 7.92 Ft x 5.00 Ft  
 4pc Bathroom 7.92 Ft x 5.00 Ft

Storage 5.83 Ft x 3.50 Ft  
 Kitchen 12.42 Ft x 9.08 Ft  
 Living room/Dining room 24.67 Ft x 10.58 Ft  
 2pc Bathroom 5.58 Ft x 5.08 Ft

Listing Presented By:



Originally Listed by:  
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