

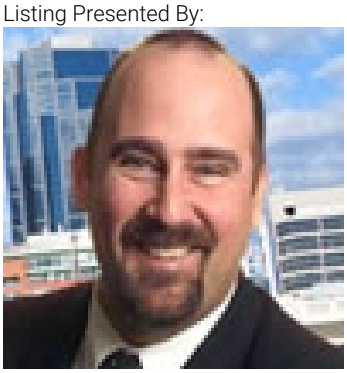
1719 9A Street Calgary Alberta

$590,000

Urban living takes on a more private, residential feel in this beautifully updated corner townhome at The Block, where over 1,400 sq ft spans 3 thoughtfully designed levels overlooking the landscaped courtyard. Arrive through the heated single attached garage into a highly versatile flex room with enough space to accommodate both a home office and gym, complemented by abundant storage, a dedicated shoe closet and wall-to-wall closets. One level up, hardwood flooring carries through an open-concept living level designed equally well for quiet evenings and entertaining. Gather in the inviting living room alongside a custom feature wall, while patio doors open to a balcony with a gas BBQ hookup and views across the courtyard. Anchoring the space, a generous dining area beneath designer lighting sets the stage for dinners with friends. Cooking becomes a highlight in the beautifully updated kitchen, pairing crisp white cabinetry and black accents with stainless steel appliances, a gas stove, honeycomb tile backsplash, plentiful storage and a pantry. Adding additional personality to this level, the stylish powder room stands out with its bold geometric wall treatment. Retreat upstairs to a comfortable primary bedroom with a Juliet balcony that brings in fresh air and a private 3-piece ensuite with an oversized shower. Down the hall, the 2nd bedroom enjoys the privacy of its own 4-piece bathroom, while upper-level laundry keeps everyday routines convenient. In-floor heating brings welcome warmth through Calgary winters, and condo fees cover everything except electricity for an appealing lock-and-leave lifestyle without a furnace or hot water tank to maintain. Beyond your door, the beautifully landscaped courtyard encourages time outdoors with friends and neighbours, while 5 visitor parking stalls in the underground parkade make hosting easier. Lower Mount Royal puts groce...

Living room 15.25 Ft x 12.67 Ft
Kitchen 11.42 Ft x 12.58 Ft
Dining room 11.08 Ft x 9.92 Ft
2pc Bathroom 5.75 Ft x 5.25 Ft
Primary Bedroom 11.58 Ft x 11.08 Ft
Bedroom 11.25 Ft x 12.58 Ft
Den 11.33 Ft x 14.50 Ft
4pc Bathroom 5.00 Ft x 8.00 Ft
3pc Bathroom 7.83 Ft x 4.92 Ft

Listing Presented By:



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