

# \$499,000 - 411, 1719 9a Street Sw, Calgary

MLS® #A2231708

**\$499,000**

2 Bedroom, 1.00 Bathroom, 789 sqft

Residential on 0.00 Acres

Lower Mount Royal, Calgary, Alberta

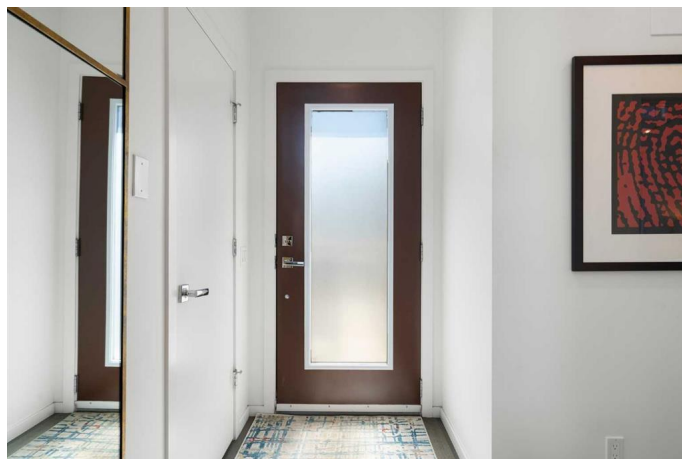
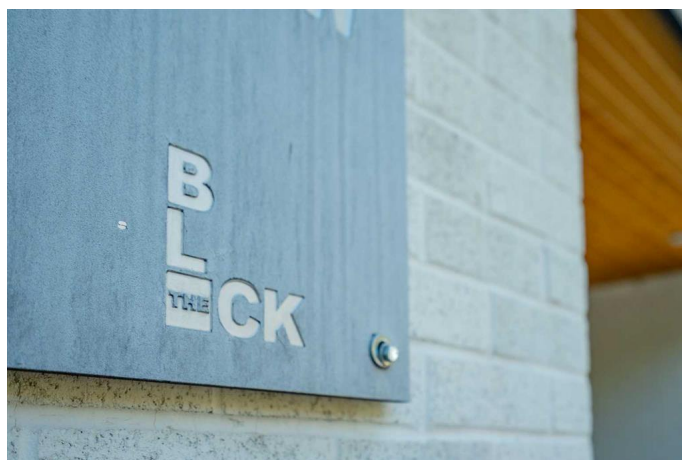
The Block â€“ Vibrant urban living off 17th Ave. Contemporary design by Sturgess Architecture and built by Avi Urban features a unique private courtyard concept with each door opening to the outside creating a sense of community, space and independence unheard of in the downtown. This penthouse loft is one of the most desirable suites in the complex featuring 14â€™™ vaulted ceilings and hardwood floors throughout. The living room offers a wall of built-ins, and massive windows that flood the space with natural light. The kitchen is fully equipped with stainless steel appliances and lacquered cabinets with plenty of storage. A deck with city views offers easy access to your BBQ and private outdoor space. The primary bedroom has a spacious closet and large windows with access to your bathroom with walk-in glass shower modern sink and storage. Bedroom 2 is conveniently equipped with a wall of built-in storage to maximize organization while offering space for guests or work from home days. The suite includes titled parking, storage, built-in laundry and air conditioning. Enjoy a life of convenience without compromise in the fantastic penthouse suite.

Built in 2014

## Essential Information

MLS® # A2231708

Price \$499,000



|                |                   |
|----------------|-------------------|
| Bedrooms       | 2                 |
| Bathrooms      | 1.00              |
| Full Baths     | 1                 |
| Square Footage | 789               |
| Acres          | 0.00              |
| Year Built     | 2014              |
| Type           | Residential       |
| Sub-Type       | Apartment         |
| Style          | Single Level Unit |
| Status         | Active            |

### Community Information

|             |                        |
|-------------|------------------------|
| Address     | 411, 1719 9a Street Sw |
| Subdivision | Lower Mount Royal      |
| City        | Calgary                |
| County      | Calgary                |
| Province    | Alberta                |
| Postal Code | T2T 6S3                |

### Amenities

|                |                               |
|----------------|-------------------------------|
| Amenities      | Elevator(s), Storage, Parking |
| Parking Spaces | 1                             |
| Parking        | Parkade, Titled               |

### Interior

|                   |   |
|-------------------|---|
| Interior Features | Built-in Features, Closet Organizers, Open Floorplan, Vaulted Ceiling(s)  |
| Appliances        | Dishwasher, Microwave, Refrigerator, Stove(s), Washer/Dryer Stacked, Oven |
| Heating           | In Floor  |
| Cooling           | Wall Unit(s)  |
| # of Stories      | 4   |

### Exterior

|                   |                                 |
|-------------------|---------------------------------|
| Exterior Features | Balcony                         |
| Roof              | Asphalt Shingle                 |
| Construction      | Brick, Composite Siding, Stucco |

### Additional Information

|             |                 |
|-------------|-----------------|
| Date Listed | June 20th, 2025 |
|-------------|-----------------|

|                |      |
|----------------|------|
| Days on Market | 75   |
| Zoning         | M-C2 |

## **Listing Details**

|                |                                |
|----------------|--------------------------------|
| Listing Office | Real Estate Professionals Inc. |
|----------------|--------------------------------|

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.