

# \$475,000 - 133, 1719 9a Street Sw, Calgary

MLS® #A1144604

## \$475,000

2 Bedroom, 3.00 Bathroom, 1,150 sqft  
Residential on 0 Acres

Lower Mount Royal, Calgary, Alberta

LIVE/WORK ZONED Building. Welcome to this Trendy Executive Townhouse steps from 17th Avenue in the upscale neighbourhood of Lower Mount Royal. Come through your front door or drive up on the paved back lane to your ATTACHED TANDEM GARAGE with shelving throughout, additional storage room, and still large enough for two SUVs. UP the stairs to the OPEN floor plan with a Living Room, Dining Room, and Kitchen, as well as a 2 piece powder room. Beautiful HARDWOOD FLOORING with in-floor heat throughout. The Chef's Kitchen has tons of cupboard space, Gas Stove, Over the Range Microwave Hood Fan and Stainless Steel Appliances. Overlooking the beautiful shared courtyard is a good size Private Balcony with GAS hook up for your BBQ. Upper Level features two master suites each with walk-in closets (+ custom closet organizers) and EN-SUITE bath. The Primary Bedroom has a second, Juliette-style balcony with a view of the courtyard. 2 linen closets and upgraded Washer and Dryer (stacked) complete the upstairs. OH! Don't forget this unit comes with AIR CONDITIONING in both bedrooms and living room. The Central Courtyard has a great community feel with patio chairs and lawn games. Enjoy socializing or even a movie night organized by other great condo owners in the Courtyard. There is a unique vibe on 17th Avenue which is walkable to the best restaurants, bars, and coffee shops Calgary has to offer. More amenities including Urban



Fare, Canadian Tire, Best Buy, and Shoppersâ€™™ Drug Mart only a 5 minute walk away. Very Reasonable Condo Fees include everything except electricity and natural gas. Pets allowed with Board Permission.

Built in 2014

### Essential Information

MLS® #	A1144604
Price	\$475,000
Bedrooms	2
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,150
Acres	0.00
Year Built	2014
Type	Residential
Sub-Type	Row/Townhouse
Style	3 Storey
Status	Active

### Community Information

Address	133, 1719 9a Street Sw
Subdivision	Lower Mount Royal
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2T 6S3

### Amenities

Amenities	Elevator(s), Secured Parking, Snow Removal
Utilities	Cable Available, Electricity Connected, Heating Paid For, Garbage Collection, Water Connected, High Speed Internet Available, Natural Gas Paid, Sewer Connected
Parking Spaces	2
Parking	Double Garage Attached, Heated Garage, Tandem
# of Garages	2

## Interior

Interior Features	Closet Organizers, High Ceilings, No Animal Home, No Smoking Home, Separate Entrance, Storage
Appliances	Dishwasher, Gas Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer, Window Coverings
Heating	In Floor, Natural Gas
Cooling	Wall Unit(s)
Basement	None

## Exterior

Exterior Features	Private Entrance, Uncovered Courtyard
Lot Description	Back Lane
Roof	Rubber
Construction	Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	September 7th, 2021
Days on Market	40
Zoning	M-C2
Condo Fee	\$620

## Listing Details

Listing Office	Courtesy Of MAXWELL CANYON CREEK
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