



GRASSROOTS

REALTY GROUP

587-777-7276

yuri@grassrootsrealtygroup.ca

**102, 1732 9A Street SW
Calgary, Alberta**

MLS # A2315462



\$445,000

| | | | |
|------------------|--|---------------|-------------------|
| Division: | Lower Mount Royal | | |
| Type: | Residential/Low Rise (2-4 stories) | | |
| Style: | Apartment-Multi Level Unit | | |
| Size: | 1,271 sq.ft. | Age: | 1979 (47 yrs old) |
| Beds: | 2 | Baths: | 2 |
| Garage: | Heated Garage, Secured, Stall, Underground | | |
| Lot Size: | - | | |
| Lot Feat: | - | | |

| | | | |
|--------------------|--|-------------------|----------|
| Heating: | Baseboard | Water: | - |
| Floors: | Carpet, Hardwood | Sewer: | - |
| Roof: | - | Condo Fee: | \$ 1,192 |
| Basement: | - | LLD: | - |
| Exterior: | Brick, Concrete, Vinyl Siding | Zoning: | M-C2 |
| Foundation: | - | Utilities: | - |
| Features: | Built-in Features, Ceiling Fan(s), French Door, Granite Counters, High Ceilings, No Smoking Home, Separate Entrance, Vinyl Windows | | |

Inclusions: TV Wall Mount

OPEN HOUSE, SATURDAY JUNE 13, FROM 12PM - 2PM. Seller offering 50% of the monthly condo fees PAID for the first 6 MONTHS! Welcome to one of Lower Mount Royal's most unique and inviting condos. A rare two-storey condo that truly lives like a townhome. With over 1,270SqFt of beautifully designed living space spread across two floors, soaring floor-to-ceiling windows, and a stunning west-facing private courtyard that's nearly 400SqFt in size. From the moment you step inside, the space feels open and effortlessly livable. Hardwood floors, soaring ceilings, and a wood-burning fireplace anchor the main living area, while natural light pours in throughout the property. The open-concept living and dining area flows seamlessly onto your private west-facing patio, creating the perfect space for everyday living. The kitchen is as functional as it is stylish, featuring granite countertops, stainless steel appliances, undermount lighting, a garburator, and a peninsula perfect for cooking and entertaining. French doors lead to the main floor bedroom, complete with a full bathroom and in-suite laundry. Upstairs, the generous primary bedroom is big enough for a king size bed and offers a spacious 4-piece ensuite with in-floor heating. A large open loft overlooks the main living area below and provides flexible space for a home office, den, or additional guest room. Plus abundant closet storage throughout. Outside your private outdoor retreat awaits. A beautifully fenced west-facing courtyard with a gorgeous cherry blossom tree that makes this space feel like a true extension of the home. A heated underground parking stall, a massive private storage locker, and access to a dedicated bike storage room. Located on a quiet residential street, just minutes from 17th Avenue's best shops and restaurants, and a short walk to downtown. This is a well-managed

building with an active condo board that fosters a genuine sense of community with annual summer BBQs and holiday gatherings.