



121, 1719 9A Street SW
Calgary, Alberta

MLS # A2322370



\$484,900

Division:	Lower Mount Royal		
Type:	Residential/Five Plus		
Style:	Attached-Side by Side, Townhouse		
Size:	1,088 sq.ft.	Age:	2014 (12 yrs old)
Beds:	2	Baths:	2 full / 1 half
Garage:	Alley Access, Double Garage Attached, Enclosed, Garage Door Opener, Garage		
Lot Size:	-		
Lot Feat:	Back Lane, Lawn, Low Maintenance Landscape, Street Lighting, Yard Lights		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Tar/Gravel	Condo Fee:	\$ 739
Basement:	None	LLD:	-
Exterior:	Brick, Stucco, Wood Frame	Zoning:	M-C2
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Closet Organizers, Low Flow Plumbing Fixtures, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, See Remarks, Storage, Walk-In Closet(s)		
Inclusions:	Only one garage opener.		

The only multi-level townhouse available in The Block—and one of the few opportunities in Lower Mount Royal to own a condo with a private attached garage! Let's be honest, downtown parking can be a headache. Here, you'll enjoy the rare luxury of pulling directly into your own attached garage with room for two (tandem) vehicles plus extra storage. No elevators, no parkades, no scraping windows in winter. Inside, this spacious 3-level townhouse offers an open-concept design with quartz countertops, two-tone cabinetry, stainless steel appliances, loads of windows, and outdoor access on every level, plus a gas hookup for your BBQ. Upstairs, you'll find TWO primary bedrooms - each with its own private ensuite! Plus, convenient top-floor laundry and main-floor powder room for added functionality for guests. Built by Homes by Avi (Canada's 2026 Builder of the Year), The Block is centred around a beautifully landscaped common courtyard with benches and string lights, which creates a sense of serenity and community while placing you just steps from Calgary's best restaurants, cafes, shops, and nightlife. Stylish, functional, and exceptionally rare, this is inner-city living without the compromises!