



GRASSROOTS
REALTY GROUP

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219, 1719 9A Street SW
Calgary, Alberta

MLS # A2331022

\$479,900



Division:	Lower Mount Royal		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	939 sq.ft.	Age:	2014 (12 yrs old)
Beds:	2	Baths:	2
Garage:	Parkade, Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	In Floor	Water:	-
Floors:	Carpet, Hardwood	Sewer:	-
Roof:	-	Condo Fee:	\$ 663
Basement:	-	LLD:	-
Exterior:	Mixed	Zoning:	M-C2
Foundation:	-	Utilities:	-
Features:	Closet Organizers, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Walk-In Closet(s)		

Inclusions: 3 Zone Split Air Conditioning System

Few residences offer a lifestyle quite like this. Perfectly positioned in the heart of Lower Mount Royal, just steps from the energy of 17th Avenue, this sun-filled corner residence enjoys a coveted front-facing location with expansive windows, european split air conditioning system, and an extraordinary 425-square-foot private patio—an outdoor living space rarely found in condominium living. Designed for effortless entertaining and everyday comfort, the open-concept layout seamlessly connects generous living and dining spaces with a beautifully appointed kitchen featuring an oversized island, stainless steel appliances, a new refrigerator, a new gas cooktop with induction oven, abundant storage, and extensive prep space. The spacious primary suite offers a walk-in closet and private three-piece ensuite, while the second bedroom is ideally positioned beside a four-piece bathroom with a deep soaker tub, making it equally suited for guests, a roommate, or a dedicated home office. Titled underground parking and a private storage locker complete the package. The patio is what truly sets this home apart—an extension of your living space that feels more like the outdoor lounge of a townhouse than a condo. Whether hosting long dinners under the string lights, gathering with friends for cocktails, creating an urban garden, or simply enjoying your morning coffee in complete comfort, it offers a lifestyle that is exceptionally rare in this neighbourhood and nearly impossible to replicate.