



GRASSROOTS
REALTY GROUP

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107, 1732 9A Street SW
Calgary, Alberta

MLS # A2333726



\$299,980

Division:	Lower Mount Royal		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	753 sq.ft.	Age:	1979 (47 yrs old)
Beds:	1	Baths:	1
Garage:	Heated Garage, Parkade, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Ceramic Tile, Hardwood, Vinyl	Sewer:	-
Roof:	-	Condo Fee:	\$ 709
Basement:	-	LLD:	-
Exterior:	Brick, Concrete, Vinyl Siding	Zoning:	M-C2
Foundation:	-	Utilities:	-
Features:	No Smoking Home		

Inclusions: N/A

Move-in ready and beautifully updated, this immaculate condominium offers exceptional value in the heart of desirable Lower Mount Royal. Thoughtfully renovated with quality finishes throughout, this bright and inviting home features an open-concept layout, light hardwood flooring, a cozy wood-burning fireplace, and smooth flat ceilings that create a clean, contemporary feel. The stunning kitchen has been extensively renovated with quartz countertops, stainless steel appliances, abundant cabinetry, and generous counter space, making it perfect for everyday living and entertaining. The renovated bathroom is equally impressive, featuring a deep soaker tub, quartz vanity, subway tile surround, and stylish fixtures. A spacious laundry room with excellent storage and brand-new washer and dryer (2025) adds to the home's outstanding functionality. The standout feature of this exceptional home is the expansive, private backyard patio. Rarely found in condominium living, this outdoor retreat has been beautifully updated with a new deck and stylish paving stone patio, creating the perfect extension of your living space. Enjoy morning coffee in the warm east-facing sunshine, host summer barbecues and evening gatherings, create your own urban garden, or simply relax with your pet in this quiet and secluded setting. Located in a well-managed building, this home places you just steps from the restaurants, cafés, boutiques, and nightlife of 17th Avenue while still enjoying the quiet charm of Lower Mount Royal. Parks, tennis courts, and scenic pathways are all within walking distance, making this an outstanding opportunity for first-time buyers, professionals, or investors seeking one of Calgary's most desirable, walkable inner-city neighbourhoods.

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