



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

129, 1719 9A Street SW
Calgary, Alberta

MLS # A2342610



\$590,000

Division:	Lower Mount Royal		
Type:	Residential/Five Plus		
Style:	3 (or more) Storey		
Size:	1,407 sq.ft.	Age:	2014 (12 yrs old)
Beds:	2	Baths:	2 full / 1 half
Garage:	Heated Garage, Single Garage Attached		
Lot Size:	-		
Lot Feat:	Back Lane, Landscaped, Lawn, Low Maintenance Landscape, Many Trees, V		

Heating:	In Floor, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Laminate, Tile	Sewer:	-
Roof:	Asphalt/Gravel	Condo Fee:	\$ 773
Basement:	None	LLD:	-
Exterior:	Composite Siding, Concrete, Stucco, Wood Frame	Zoning:	M-C2
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Central Vacuum, Closet Organizers, Low Flow Plumbing Fixtures, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Storage, Walk-In Closet(s)		
Inclusions:	None		

Urban living takes on a more private, residential feel in this beautifully updated corner townhome at The Block, where over 1,400 sq ft spans 3 thoughtfully designed levels overlooking the landscaped courtyard. Arrive through the heated single attached garage into a highly versatile flex room with enough space to accommodate both a home office and gym, complemented by abundant storage, a dedicated shoe closet and wall-to-wall closets. One level up, hardwood flooring carries through an open-concept living level designed equally well for quiet evenings and entertaining. Gather in the inviting living room alongside a custom feature wall, while patio doors open to a balcony with a gas BBQ hookup and views across the courtyard. Anchoring the space, a generous dining area beneath designer lighting sets the stage for dinners with friends. Cooking becomes a highlight in the beautifully updated kitchen, pairing crisp white cabinetry and black accents with stainless steel appliances, a gas stove, honeycomb tile backsplash, plentiful storage and a pantry. Adding additional personality to this level, the stylish powder room stands out with its bold geometric wall treatment. Retreat upstairs to a comfortable primary bedroom with a Juliet balcony that brings in fresh air and a private 3-piece ensuite with an oversized shower. Down the hall, the 2nd bedroom enjoys the privacy of its own 4-piece bathroom, while upper-level laundry keeps everyday routines convenient. In-floor heating brings welcome warmth through Calgary winters, and condo fees cover everything except electricity for an appealing lock-and-leave lifestyle without a furnace or hot water tank to maintain. Beyond your door, the beautifully landscaped courtyard encourages time outdoors with friends and neighbours, while 5 visitor parking stalls in the underground parkade make hosting easier.

Lower Mount Royal puts groceries, restaurants, caf  s, parks, pathways and the energy of 17th Ave within easy reach, giving you a stylish home base in one of Calgary  s most connected inner-city locations.