

# \$335,000 - 309, 1719 9a Street Sw, Calgary

MLS® #A2209665

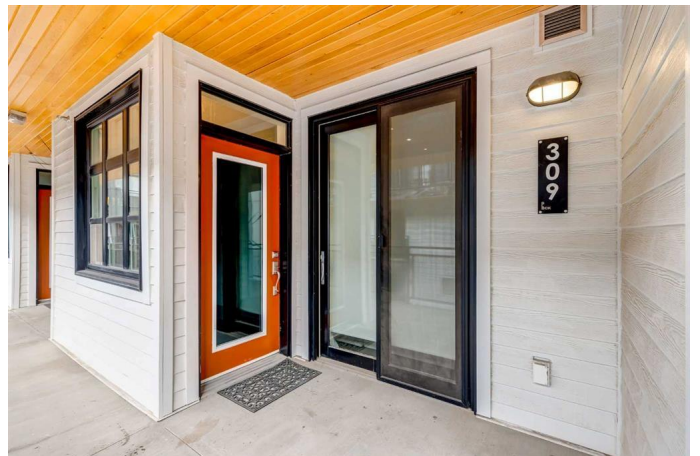
## \$335,000

1 Bedroom, 1.00 Bathroom, 605 sqft  
Residential on 0.00 Acres

Lower Mount Royal, Calgary, Alberta

Discover urban living at its finest in this stylish one-bedroom, one-bathroom condo situated in the heart of Lower Mount Royal, this residence offers unparalleled access to the vibrant 17th Avenue, renowned for its eclectic mix of shops, restaurants, and entertainment venues. Designed by the acclaimed Sturgess Architecture and constructed by Avi Urban in 2014, this condo boasts contemporary aesthetics and quality craftsmanship. The open-concept layout is accentuated by 9-foot ceilings and oak plank hardwood flooring, creating a bright and inviting atmosphere. The living and dining areas seamlessly flow into the modern kitchen, which features stainless steel appliances, sleek cabinetry, and ample counter space—perfect for both everyday living and entertaining. One of the standout features of this unit is its direct access to an expansive communal terrace overlooking a beautifully landscaped courtyard. This unique outdoor space offers a serene retreat in the midst of the city, ideal for relaxation or social gatherings. Residents will appreciate the secure building access and the convenience of nearby public transportation options, making commuting a breeze. Experience the perfect blend of modern design and urban convenience in this exceptional Lower Mount Royal condo.

Built in 2014



## Essential Information

MLS® #	A2209665
Price	\$335,000
Bedrooms	1
Bathrooms	1.00
Full Baths	1
Square Footage	605
Acres	0.00
Year Built	2014
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

## Community Information

Address	309, 1719 9a Street Sw
Subdivision	Lower Mount Royal
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2T3E7

## Amenities

Amenities	None
Parking Spaces	1
Parking	Parkade, Underground

## Interior

Interior Features	Kitchen Island, No Smoking Home, Open Floorplan, Walk-In Closet(s)
Appliances	Dishwasher, Gas Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer Stacked, Window Coverings
Heating	In Floor, Natural Gas
Cooling	None
# of Stories	4

## Exterior

Exterior Features	Courtyard, Storage
Construction	Stucco, Wood Frame

## Additional Information

Date Listed	April 8th, 2025
Days on Market	46
Zoning	M-C2

### **Listing Details**

Listing Office	RE/MAX First
----------------	--------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.