219 1719 9A Street SW

Calgary | Active | MLS® A2356914

$459,900









Bedrooms	Bathrooms	Year Built	Living area
2	**2**	**2014**	**939 sq. ft.**

Your next move starts with a conversation.

403-830-5152 | tiwana@maltiwana.ca

Listed by RE/MAX Realty Professionals

A closer look

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.

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2356914
Bedrooms	2
Bathrooms	2
Year Built	2014
Property Type:	Residential
Property Sub Type:	Apartment
Condo Type:	Conventional Condo
Transaction Type:	For Sale
Suite:	No
Num Legal Suites:	0
Num Illegal Suites:	0
Home Style:	Apartment-Single Level Unit

Total Living Area:	939 sq. ft.
Condo Fee:	$663.31
Condo Fee Includes:	Common Area Maintenance, Gas, Heat, Insurance, Maintenance Grounds, Professional Management, Reserve Fund Contributions, Sewer, Snow Removal, Trash, Water
Front Exposure:	East
Unit Exposure:	East
Floor Location:	Other
Entry Level:	2
Stories Total:	4
Levels:	Single Level Unit
End Unit:	1 Common Wall
Total Rooms Above Grade:	5
Year built:	2014 (Age: 12)
Bedrooms:	2 (Above Grd: 2)
Bedrooms Above Grade:	2
Bedrooms On Main:	2
Bedrooms Below Grade:	0
Bathrooms:	2.0 (Full:2, Half:0)
Num Ensuite Baths:	1
Plan:	1411691
Heating:	In Floor
New Constr.:	No
Construction Material:	Mixed
Structure Type:	Low Rise (2-4 stories)
Ensuite:	Yes
Flooring:	Carpet, Hardwood

Cooling:	Wall Unit(s)
Fireplaces:	0
Garage:	No
Parking:	Parkade, Titled, Underground
Parking Places:	1
Parking Total/Covered:	1 / -
Laundry Features:	In Unit
Condo Fee Frequency:	Monthly
City Quadrant:	Southwest
Condo Name:	The Block
Community:	Lower Mount Royal
Amenities:	Elevator(s), Storage
Appliances:	Dishwasher, Gas Range, Microwave Hood Fan, Refrigerator, Washer/Dryer Stacked, Window Coverings
Inclusions:	3 Zone Split Air Conditioning System
Restrictions:	Pet Restrictions or Board approval Required, Pets Allowed
Pets Allowed:	Restrictions, Yes
Main Floor	Bedroom - Primary · 11'6" × 10' ·
Main Floor	Bedroom · 12'1" × 10'1" ·
Main Floor	Kitchen · 10'8" × 8'1" ·
Main Floor	Living Room · 17' × 11'3" ·
Main Floor	Balcony · 32'9" × 13' ·
Main Floor	Dining Room · 13'2" × 8'4" ·
Title to Land:	Fee Simple
Community Features:	Shopping Nearby, Street Lights, Walking/Bike Paths
Interior Features:	Closet Organizers, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Walk-In Closet(s)

Exterior Features:	Courtyard, Storage
Patio And Porch Features:	Patio
Num. of Parcels:	0
Region:	Calgary
Zone:	CAL Zone CC
Zoning:	M-C2
Listed Date:	Nov 05, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/219-1719-9a-street-sw-calgary-a2356914/

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