433 1719 9A Street SW

Calgary | Active | MLS® A2288537

$245,000









Bedrooms	Bathrooms	Year Built	Living area
1	**1**	**2014**	**612.12 sq. ft.**

Your next move starts with a conversation.

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Listed by CIR Realty

A closer look

Lower Mount Royal - #433, 1719 9A Street SW: - New Price !! - Welcome to The Block built by Avi Urban. This modern, TOP FLOOR unit offers 612 sq ft of living space plus a 99 sq ft loft (not included in measurements due to ceiling height), 1 bedroom, 1 bathroom, and titled underground parking. The bright entry opens to a vaulted living area with room for both living and dining, along with sliding doors leading to the patio overlooking the courtyard. The kitchen features quartz countertops, tile backsplash, a pantry, and stainless steel appliances, including a gas range, fridge, dishwasher, and microwave. The impressive 13-foot ceiling height in the primary bedroom has been transformed into a unique lofted feature designed by Calgary's Studio North, creating a space that is both practical and distinctive. Thoughtfully redesigned, the bedroom offers a flexible layout with a walk-in closet, home office/fitness space on the main level, complemented by the private lofted sleeping area. Additional highlights include hardwood flooring throughout, in-suite laundry, air conditioning, and separate storage in the underground parkade. Ideally located in the vibrant community of Lower Mount Royal, just half a block from the energy of 17th Avenue, this home offers an exceptional walkable lifestyle with shops, restaurants, cafes, amenities, and public transit all just steps from your door. This cool, unique space is a must-see. Turn key with quick possession available.

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2288537
Bedrooms	1
Bathrooms	1
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:	612.12 sq. ft.

Main Level Finished Area:	594.08 sq. ft.
Upper Level Finished Area:	18.04 sq. ft.
Condo Fee:	$422.24
Condo Fee Includes:	Gas, Heat, Insurance, Parking, Professional Management, Reserve Fund Contributions, Sewer, Snow Removal, Trash, Water
Front Exposure:	East
Unit Exposure:	East
Floor Location:	Top
Entry Level:	4
Stories Total:	4
Levels:	Single Level Unit
End Unit:	2+ Common Walls, No One Above
Total Rooms Above Grade:	4
Year built:	2014 (Age: 12)
Bedrooms:	1 (Above Grd: 1)
Bedrooms Above Grade:	1
Bedrooms On Main:	1
Bedrooms Below Grade:	0
Bathrooms:	1.0 (Full:1, Half:0)
Num Ensuite Baths:	0
Plan:	1411691
Heating:	In Floor, Natural Gas
New Constr.:	No
Construction Material:	Wood Frame
Structure Type:	Low Rise (2-4 stories)
Ensuite:	No

Flooring:	Hardwood, Tile
Cooling:	Wall Unit(s)
Fireplaces:	0
Garage:	No
Parking:	Parkade, Underground
Parking Places:	1
Parking Total/Covered:	1 / -
Laundry Features:	In Unit, Laundry Room
Condo Fee Frequency:	Monthly
City Quadrant:	Southwest
Condo Name:	The Block
Community:	Lower Mount Royal
Amenities:	Bicycle Storage, Storage, Trash
Appliances:	Dishwasher, Dryer, Gas Range, Microwave Hood Fan, Refrigerator, Wall/Window Air Conditioner, Washer, Window Coverings
Inclusions:	Pax Wardrobe in Bedroom
Restrictions:	Pet Restrictions or Board approval Required
Pets Allowed:	Yes
Main Floor	Living/Dining Room Combination · 16'8" × 12'8" ·
Main Floor	Kitchen · 11'3" × 10'1" ·
Main Floor	Bedroom - Primary · 11'4" × 10'5" ·
Upper Level	Loft · 11'4" × 10'4" ·
Title to Land:	Fee Simple
Community Features:	Park, Playground, Schools Nearby, Shopping Nearby, Sidewalks, Street Lights
Interior Features:	High Ceilings, Kitchen Island, Open Floorplan, Vaulted Ceiling(s), Walk-In Closet(s)
Exterior Features:	Balcony, Courtyard, Storage, Uncovered Courtyard

Patio And Porch Features:	Balcony(s)
Num. of Parcels:	0
Region:	Calgary
Zone:	CAL Zone CC
Zoning:	M-C2
Listed Date:	Mar 03, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/433-1719-9a-street-sw-calgary-a2288537/

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