

# \$564,900 - 139, 1719 9a Street Sw, Calgary

MLS® #A2190230

**\$564,900**

2 Bedroom, 3.00 Bathroom, 1,102 sqft  
Residential on 0.00 Acres

Lower Mount Royal, Calgary, Alberta

Welcome to modern urban living at "THE BLOCK" designed by Jeremy Sturgess. This stunning 3-level townhouse in trendy Lower Mount Royal seamlessly blends contemporary style with ultimate comfort and convenience. The high ceilings and open-concept floorplan offers a spacious and airy feel, perfect for both relaxation and entertaining. The chef's kitchen is equipped with high-end stainless steel appliances, sleek custom cabinetry, and modern finishes that will delight any culinary enthusiast. The large dining room flows effortlessly into the family room, creating an ideal space for gatherings or quiet evenings. Upstairs, you'll find two spacious master bedrooms, each with its own luxurious ensuite and walk-in closet. Step outside to not one, but two private balconies—each offering a peaceful retreat with views overlooking the beautifully landscaped courtyard. The attached tandem garage has space for two vehicles, additional storage, or can be developed into an office/den (Live/Work zoning). The outdoor courtyard features games, comfortable seating areas, perfect for summer gatherings or relaxing afternoons. Located in the vibrant Lower Mount Royal area, this townhouse is just steps away from trendy shops, fine dining, and all the excitement of downtown. With quick access to downtown, 17th Avenue, and public transit, you'll have everything you need right at your doorstep. Don't miss your chance to own this exceptional home in one of Calgary's most desirable



communitiesâ€™book your private showing today!

Built in 2014

### Essential Information

MLS® #	A2190230
Price	\$564,900
Bedrooms	2
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,102
Acres	0.00
Year Built	2014
Type	Residential
Sub-Type	Row/Townhouse
Style	3 Storey
Status	Active

### Community Information

Address	139, 1719 9a Street Sw
Subdivision	Lower Mount Royal
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2T 6S3

### Amenities

Amenities	Elevator(s), Visitor Parking
Parking Spaces	2
Parking	Double Garage Attached, Tandem
# of Garages	2

### Interior

Interior Features	Ceiling Fan(s), Closet Organizers, High Ceilings, No Smoking Home, Open Floorplan, Quartz Counters, Separate Entrance, Soaking Tub, Storage, Walk-In Closet(s), No Animal Home
Appliances	Dishwasher, Dryer, Garage Control(s), Gas Range, Microwave Hood

	Fan, Refrigerator, Washer, Window Coverings
Heating	In Floor, Natural Gas
Cooling	None
Basement	None

### **Exterior**

Exterior Features	Courtyard, Covered Courtyard, Garden, Private Entrance
Lot Description	Back Lane, Low Maintenance Landscape
Roof	Tar/Gravel
Construction	Brick, Wood Frame, Wood Siding
Foundation	Poured Concrete

### **Additional Information**

Date Listed	January 31st, 2025
Days on Market	41
Zoning	M-C2

### **Listing Details**

Listing Office	RE/MAX House of Real Estate
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