

411, 1719 9A Street SW

Calgary, Alberta

MLS # A2231708



\$499,000

Division:	Lower Mount Royal		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	789 sq.ft.	Age:	2014 (11 yrs old)
Beds:	2	Baths:	1
Garage:	Parkade, Titled		
Lot Size:	-		
Lot Feat:	-		
Heating:	In Floor	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 529
Basement:	-	LLD:	-
Exterior:	Brick, Composite Siding, Stucco	Zoning:	M-C2
Foundation:	-	Utilities:	-
Features:	Built-in Features, Closet Organizers, Open Floorplan, Vaulted Ceiling(s)		
Inclusions:	N/A		

The Block &ndash; Vibrant urban living off 17th Ave. Contemporary design by Sturgess Architecture and built by Avi Urban features a unique private courtyard concept with each door opening to the outside creating a sense of community, space and independence unheard of in the downtown. This penthouse loft is one of the most desirable suites in the complex featuring 14&rsquo; vaulted ceilings and hardwood floors throughout. The living room offers a wall of built-ins, and massive windows that flood the space with natural light. The kitchen is fully equipped with stainless steel appliances and lacquered cabinets with plenty of storage. A deck with city views offers easy access to your BBQ and private outdoor space. The primary bedroom has a spacious closet and large windows with access to your bathroom with walk-in glass shower modern sink and storage. Bedroom 2 is conveniently equipped with a wall of built-in storage to maximize organization while offering space for guests or work from home days. The suite includes titled parking, storage, built-in laundry and air conditioning. Enjoy a life of convenience without compromise in the fantastic penthouse suite.