

# \$539,000 - 139, 1719 9a Street Sw, Calgary

MLS® #A2190230

**\$539,000**

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          | \$539,000     |
| 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, Storage, Walk-In Closet(s), High Ceilings, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Soaking Tub, Separate Entrance |
| Appliances        | Dishwasher, Dryer, Refrigerator, Washer, Garage Control(s), Gas                                                                                                                |

|          |                                             |
|----------|---------------------------------------------|
|          | Range, Microwave Hood Fan, Window Coverings |
| Heating  | Natural Gas, In Floor                       |
| Cooling  | None                                        |
| Basement | None                                        |

## Exterior

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

## Additional Information

|                |                    |
|----------------|--------------------|
| Date Listed    | January 31st, 2025 |
| Days on Market | 77                 |
| Zoning         | M-C2               |

## Listing Details

|                |                             |
|----------------|-----------------------------|
| Listing Office | RE/MAX House of Real Estate |
|----------------|-----------------------------|

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