

\$459,900 - 104, 1732 9a Street Sw, Calgary

MLS® #A2213649

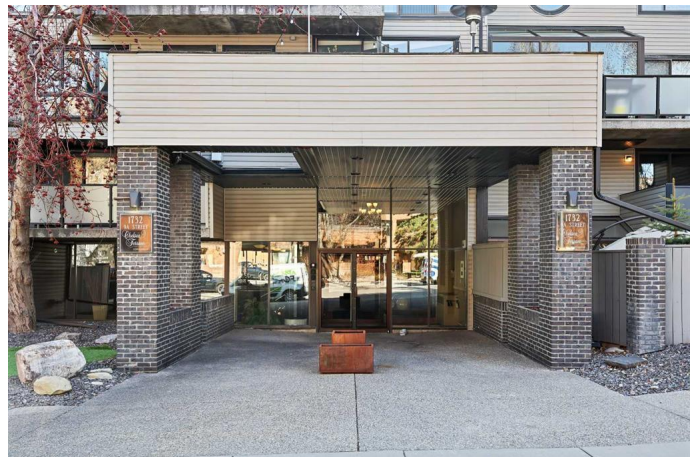
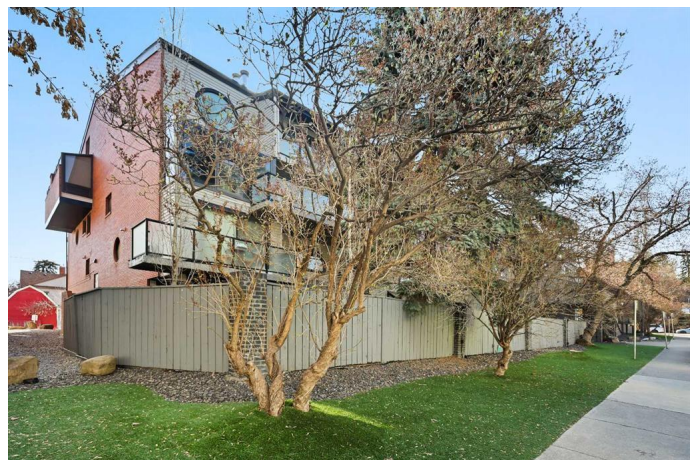
\$459,900

2 Bedroom, 2.00 Bathroom, 1,564 sqft

Residential on 0.00 Acres

Lower Mount Royal, Calgary, Alberta

Welcome to this stunning multi-level condo located in the heart of Lower Mount Royal – the epitome of inner-city living. Offering over 1,500 square feet of living space across two floors with air conditioning, this unique property is a must-see! The home features 2 bedrooms plus a versatile den, perfect for a home office or easily converted into a third bedroom. Step inside and admire the brand-new flooring throughout the open-concept living and dining area. Floor-to-ceiling windows flood the space with natural light, while a charming wood-burning fireplace adds warmth and character. The sophisticated European-style kitchen is sure to impress with its sleek custom cabinetry, quartz countertops, and high-end appliances, including a Sub-Zero panel-ready fridge and freezer, a wine fridge, built-in oven and microwave. The main floor also offers a bright secondary bedroom with patio access, a full three-piece bathroom, convenient in-suite laundry, and plenty of storage. Upstairs, you'll find a spacious primary bedroom with abundant closet space, a private balcony ideal for warm summer evenings, and a beautiful four-piece ensuite. This level also features a built-in desk area and a large loft space with additional closet storage – perfect for a home office, recreation area, or even a third bedroom. But that's not all – the private main-floor patio is truly an outdoor oasis. High fences, raised planters, and a massive deck create the ultimate space for



entertaining or simply relaxing in your own retreat. Just steps away is your private garage-style parking only shared with a limited other residence and downstairs in the parkade you have an additional locker located in a storage room for added convenience. Whether you're a downtown professional or looking to downsize into low-maintenance living, this exceptional property offers it all.

Built in 1980

Essential Information

| | |
|----------------|------------------|
| MLS® # | A2213649 |
| Price | \$459,900 |
| Bedrooms | 2 |
| Bathrooms | 2.00 |
| Full Baths | 2 |
| Square Footage | 1,564 |
| Acres | 0.00 |
| Year Built | 1980 |
| Type | Residential |
| Sub-Type | Apartment |
| Style | Multi Level Unit |
| Status | Active |

Community Information

| | |
|-------------|------------------------|
| Address | 104, 1732 9a Street Sw |
| Subdivision | Lower Mount Royal |
| City | Calgary |
| County | Calgary |
| Province | Alberta |
| Postal Code | T2T 3E6 |

Amenities

| | |
|----------------|---|
| Amenities | Bicycle Storage, Elevator(s), Secured Parking, Snow Removal, Storage, Trash |
| Parking Spaces | 1 |
| Parking | Heated Garage, Parkade, Stall, Underground, Assigned |

Interior

| | |
|-------------------|--|
| Interior Features | Breakfast Bar, Built-in Features, High Ceilings, Kitchen Island, Open Floorplan, Quartz Counters, Vaulted Ceiling(s) |
| Appliances | Dishwasher, Dryer, Electric Stove, Microwave, Range Hood, Refrigerator, Washer, Window Coverings |
| Heating | Baseboard, In Floor, Hot Water, Natural Gas |
| Cooling | Central Air |
| Fireplace | Yes |
| # of Fireplaces | 1 |
| Fireplaces | Wood Burning |
| # of Stories | 4 |

Exterior

| | |
|-------------------|-------------------------------|
| Exterior Features | Balcony |
| Construction | Brick, Concrete, Vinyl Siding |

Additional Information

| | |
|----------------|---------------|
| Date Listed | May 2nd, 2025 |
| Days on Market | 8 |
| Zoning | M-C2 |

Listing Details

| | |
|----------------|-------------|
| Listing Office | Real Broker |
|----------------|-------------|

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