

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

MLS® #A2213649

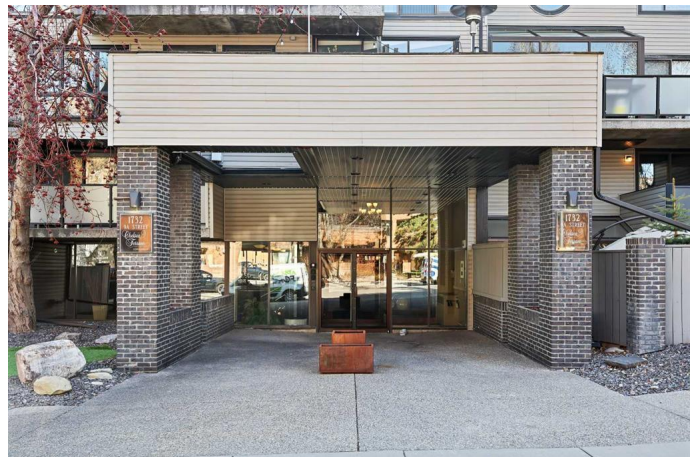
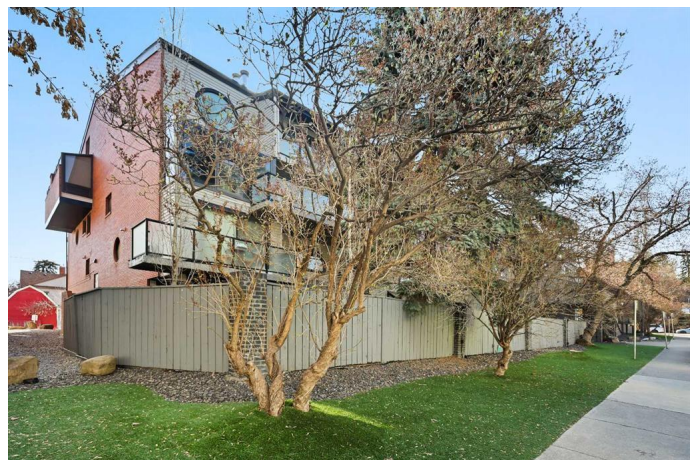
**\$459,900**

2 Bedroom, 2.00 Bathroom, 1,438 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	1,438
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	Elevator(s), Secured Parking, Snow Removal, Trash, Bicycle Storage, Storage
Parking Spaces	1
Parking	Assigned, Heated Garage, Parkade, Stall, Underground

## 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, Refrigerator, Washer, Window Coverings
Heating	Baseboard, Natural Gas, Hot Water, In Floor
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	18
Zoning	M-C2

## Listing Details

Listing Office	Real Broker
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