



Erin Ferguson
Phone: 403-992-3746
Mobile:
Fax:
Email: erin@erinferguson.ca
Office: 403-992-3746

Century 21 Bamber Realty Ltd
1612 17 Ave SW
Calgary, AB
T2T 0E3

#137 1719 9A ST SW, Lower Mount Royal, Calgary, Alberta, T2T 6S3, Canada

MLS®# C4175085



Property Value	\$554,900
Type	Townhouse
Style	3 Storey
Basement	None, Walkout/Walk Up
Parking	1
Year Built	2014
Living Area	1,306 sq.ft.
Lot Size Area	23,185.40 sq.ft.
Bedrooms	2
Bathrooms	2 full & 1 half
Maintenance Fee	\$534.00

Description

Beautiful mid-century modern 2 Bed + Den 2.5 bath townhouse with attached garage and tons of storage in the heart of Lower Mount Royal and prime location to everything 17th Avenue has to offer. The open concept main floor makes it perfect for entertaining w hardwood floors, in floor heating and a private patio overlooking the courtyard. This home has been fully developed from builder spec and features over 25k of upgrades such as an upgraded LED lighting, upgraded appliances (fridge, dishwasher, washer/dryer), under-cabinet lighting, upgraded shower, and its also roughed in vacu-flo system. On the 3rd floor you will find 2 master en-suites one with a Juliette balcony as well as laundry. This unit also has been built for organization, with custom closets, a pantry and kitchen cabinet storage systems. New Urban Fare grocery opening this fall 1 block away. Note: This home is zoned live/work and condo fees incl heat/water you only pay electricity unlike other townhomes that don't include heat/water.





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