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

139 1719 9A Street SW, Lower Mount Royal, Calgary, Alberta, T2T 6S3, Canada

MLS®# C4112293



Property Value	\$569,900
Type	Condo
Style	Multi Level Unit
Parking	1
Year Built	2014
Living Area	1,203 sq.ft.
Bedrooms	2
Bathrooms	2 full & 1 half
Maintenance Fee	\$514.00

## Description

Welcome to "The Block", a PET FRIENDLY, stylish, Award-Winning Avi Urban/Sturgess designed complex. You can't beat this 2 Bed 2.5 bath - 3 storey zoned Live/Work townhouse. This larger style town features over 10k of builder upgrades such as an upgraded appliance package with Fisher Paykel gas range and microwave, Bosch dishwasher, under-cabinet lighting, upgraded shower, and its also roughed in vacu-flo system. The open floor plan makes it perfect for entertaining with wide plank engineered hardwood floors, in floor heating and a PRIVATE PATIO overlooking the beautiful courtyard. On the 3rd floor you will find 2 master en-suites one with a JULIETTE BALCONY as well as laundry. Many of the owners have developed the tandem garage into an office space/den, adding approximately 200 sq ft of additional living space and still providing ample storage in garage. This location is only ½ block off of everything 17th Avenue has to offer including the soon to be built Urban Fare Grocery and Canadian Tire.





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