

**411, 1719 9A Street SW**  
**Calgary, Alberta**

**MLS # A2290222**



**\$459,900**

<b>Division:</b>	Lower Mount Royal		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	789 sq.ft.	<b>Age:</b>	2014 (12 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	1
<b>Garage:</b>	Parkade, Titled		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	In Floor	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 548
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Composite Siding, Stucco	<b>Zoning:</b>	M-C2
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Built-in Features, Closet Organizers, Open Floorplan, Vaulted Ceiling(s)		

**Inclusions:** N/A

Welcome to The Block, one of Calgary's most architecturally distinctive communities just off vibrant 17th Avenue. Designed by Sturgess Architecture and built by Avi Urban, this boutique development is known for its rare private courtyard concept &mdash; each residence opens directly to the outdoors, creating a sense of community, privacy, and independence that's truly unmatched in the downtown core. This top-floor penthouse loft is one of the most desirable suites in the complex. Soaring 14' vaulted ceilings and hardwood floors throughout create an airy, dramatic living space, while massive windows flood the home with natural light. A custom wall of built-ins anchors the living room with both style and functionality. The sleek kitchen features stainless steel appliances, lacquered cabinetry, and generous storage &mdash; perfect for both everyday living and entertaining. Step out onto your private deck with city views, complete with gas access for easy BBQ evenings. The spacious primary bedroom offers large windows and convenient access to a beautifully appointed bathroom with walk-in glass shower and modern vanity. The second bedroom is thoughtfully designed with a full wall of built-in storage, making it ideal for guests, a home office, or both. Complete with titled parking, additional storage, built-in laundry, and air conditioning, this is effortless urban living at its finest. Now offered at a significantly improved price, this penthouse represents outstanding value in one of Calgary's most dynamic inner-city locations. Don't miss your opportunity to experience The Block at its very best.