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

127, 1719 9A Street SW, Lower Mount Royal, Calgary, Alberta, T2T 6S3, Canada

MLS®# A2042183

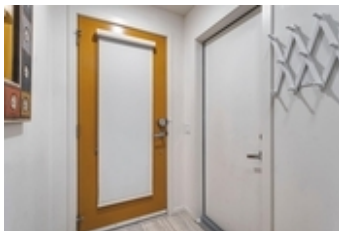
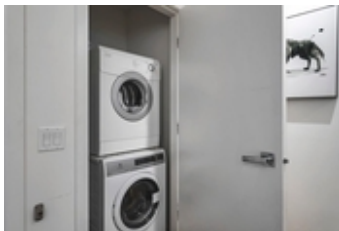


<b>Property Value</b>	\$499,900
<b>Type</b>	Row/Townhouse
<b>Style</b>	3 Storey
<b>Basement</b>	Finished, Walk-Out
<b>Parking</b>	Single Garage Attached
<b>Year Built</b>	2014
<b>Living Area</b>	1,197.41 sq.ft.
<b>Bedrooms</b>	2
<b>Bathrooms</b>	2 full & 1 half

## Description

Welcome to The Block. This fully developed corner unit townhome in the complex just shy of 1200 sq ft tucked away in a quiet location. This unit is the only style of its kind in the building and is zoned live/work and features 2 Bed + flex room/gym/office 2.5 bath, plus 2 well sized private west facing patios on the 2nd and 3rd floor, and an attached garage. As you arrive you will have access to a flex room which has enough room to have both your office and your home gym or a bedroom for guests and flows into an attached garage with tons of built in storage. The open concept main floor is perfect for anyone who loves to entertain with a kitchen that features upgraded appliances and additional built in for more prep counter space. The kitchen flows into a dining room and then living area and private west patio complete with gas BBQ hookup. On the top floor you will find 2 spacious double master bedrooms both and an additional large patio off the one of the bedrooms, plus top floor laundry. This is the perfect lock and leave home, with everything but electricity included in your condo fees, there is no furnace to maintain or hot water tank, and in floor heating to keep your feet warm in those winter months. This building was built around community, with some of the best neighbours you can have, the courtyard is a great spot to enjoy summer afternoons with friends and neighbours. This unit also backs onto a new freshly paved quiet alley as well as access to 5 visitor spots in the underground parkade. You can't beat this amazing location, steps to Urban Fare for groceries, Vine Arts, Canadian Tire, Made By Marcus, bike paths, parks and the river + all of the other great 17th Ave amenities. A one-of-a-kind place to enjoy the best parts of the city. Note: Pet friendly x 2 no weight restrictions, Additional parking is sometimes available from owners on site for the underground parking as well as 5 visitor parking spots.









## Disclaimer

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