

\$500,000 - 401, 1731 9a Street Sw, Calgary

MLS® #A2266334

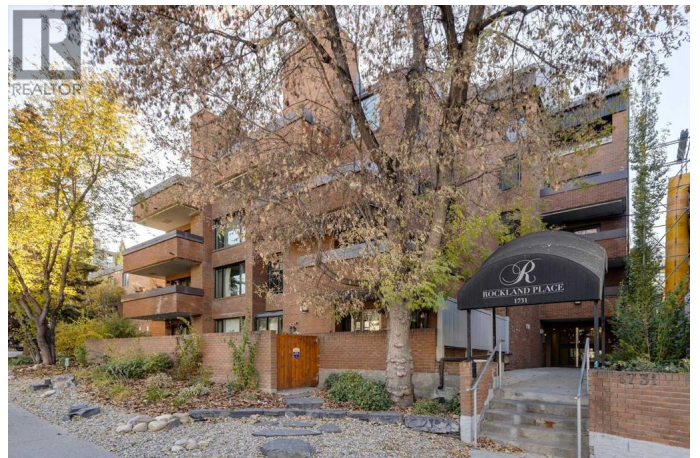
\$500,000

3 Bedroom, 2.00 Bathroom, 1,548 sqft

Single Family on 0.00 Acres

Lower Mount Royal, Calgary, Alberta

Sophisticated Executive Bungalow Condo in Prestigious Lower Mount Royal. Experience the perfect blend of timeless elegance and contemporary luxury in this rare corner unit executive bungalow-style. Ideally located in the heart of Lower Mount Royal—one of Calgary's most sought-after neighborhoods. Spanning over 1,500 sq. ft. of meticulously designed living space, this residence features 3 spacious bedrooms, 2 spa-inspired bathrooms, and a formal dining area that exudes charm and sophistication. Step inside to discover an open-concept layout that seamlessly connects the gourmet kitchen and inviting living room—an entertainer's dream. The home's modern upgrades are complemented by touches of vintage character, including stunning exposed brick accents and custom built-in cabinetry. A highlight of this remarkable home is the luxury wood-burning fireplace, creating the perfect ambiance for intimate evenings or relaxed gatherings. Upgrades include two elegantly renovated bathrooms, Italian tile, Finlandia hardwood floors, and premium appliances—all thoughtfully curated for refined living. Enjoy the best of indoor-outdoor living with two private balconies offering breathtaking downtown views—one extending from the living room and another from the bedroom or home office. Practicality meets peace of mind with two underground heated parking stalls, extra storage space, and the assurance of a well-managed building.



Located steps away from 17th Avenueâ€™s premier boutiques, dining, and entertainment, this residence offers the ultimate urban lifestyle without compromise. This truly exceptional property captures the essence of executive living in one of Calgaryâ€™s most vibrant communities. A rare opportunity not to be missed. (id:6289)

Built in 1982

Essential Information

Listing #	A2266334
Price	\$500,000
Bedrooms	3
Bathrooms	2.00
Square Footage	1,548
Acres	0.00
Year Built	1982
Type	Single Family
Sub-Type	Condominium/Strata

Community Information

Address	401, 1731 9a Street Sw
Subdivision	Lower Mount Royal
City	Calgary
Province	Alberta
Postal Code	T2T3E7

Amenities

Amenities	Shopping, Exercise Centre
Features	Elevator, No Animal Home, No Smoking Home, Gas BBQ Hookup
Parking Spaces	2
Parking	Underground

Interior

Appliances	Washer, Refrigerator, Dishwasher, Stove, Dryer, Microwave, Microwave Range Hood Combo, Window Coverings
Heating	Natural gas Baseboard heaters
Cooling	None

Fireplace	Yes
# of Fireplaces	1
# of Stories	4

Exterior

Exterior	Brick, Concrete
Construction	Poured concrete
Foundation	Poured Concrete

Listing Details

Listing Office	Paramount Real Estate Corporation
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