

# \$439,900 - 305, 1732 9a Street Sw, Calgary

MLS® #A2221801

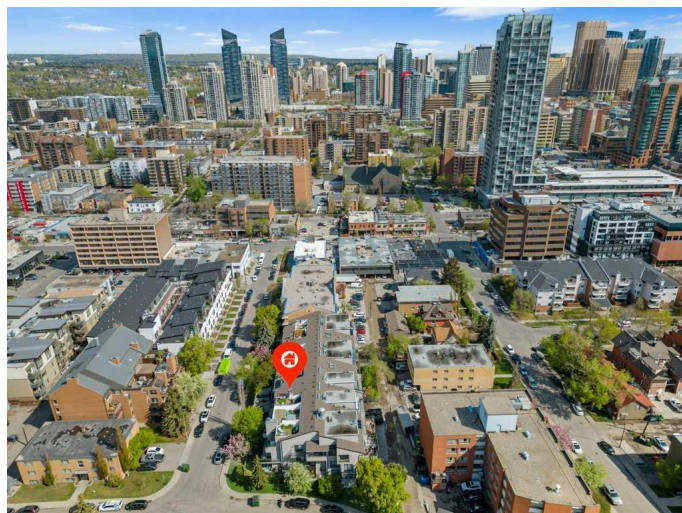
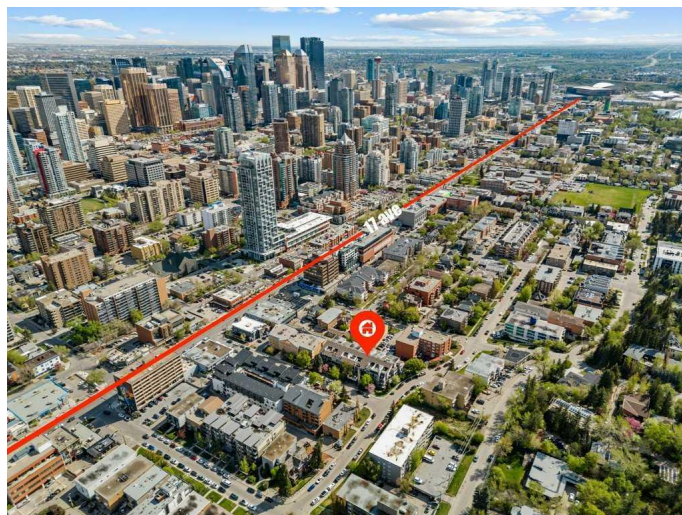
**\$439,900**

2 Bedroom, 2.00 Bathroom, 1,417 sqft

Residential on 0.00 Acres

Lower Mount Royal, Calgary, Alberta

Discover a rare opportunity to own a multi-level, New York-style loft in one of Calgary's most coveted inner-city neighbourhoods. Nestled in the heart of Lower Mount Royal, this loft-style condo blends industrial-chic design with modern comfort—perfect for young professionals, bachelors, or couples seeking a dynamic urban lifestyle. The dramatic living room features soaring ceilings open to the second level, polished concrete floors, and expansive west-facing windows that fill the space with natural light. Step outside onto the west-facing balcony, the perfect spot for morning coffee or unwinding after a long day. The open-concept layout includes a functional, maple kitchen with granite counters, granite slab backsplash, a central island and breakfast bar (note: there is a water line behind refrigerator), a generous main-floor bedroom, and a 3-piece bathroom. Upstairs, the lofted primary suite offers a 3-piece ensuite, large closet, den or office overlooking the living area, in-suite laundry, and plenty of storage. The unit also boasts an underground parking spot, in-unit storage room, and a large storage locker in the parkade. Despite being just one block from the vibrant caf s, restaurants, nightlife, and boutique shopping along Calgary's iconic 17th Avenue SW (  The Red Mile  ), this condo is tucked away on a quiet, tree-lined street, offering a peaceful sanctuary in the heart of the action. Close to downtown, the Stampede Grounds, and transit, this stylish



inner-city home offers location, lifestyle, and character in one of Calgary's most upscale communities, known for its multi-million-dollar homes. This loft offers all the perks of inner-city living with the character and space rarely found in typical condos, all within over 1400 sq/ft of well-appointed living space.

Built in 1979

### Essential Information

MLS® #	A2221801
Price	\$439,900
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,417
Acres	0.00
Year Built	1979
Type	Residential
Sub-Type	Apartment
Style	Multi Level Unit
Status	Active

### Community Information

Address	305, 1732 9a Street Sw
Subdivision	Lower Mount Royal
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2T 3E6

### Amenities

Amenities	Bicycle Storage, Elevator(s), Parking, Storage
Parking Spaces	1
Parking	Parkade, Underground

### Interior

Interior Features	Ceiling Fan(s), High Ceilings
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Appliances	Dishwasher, Dryer, Electric Stove, Refrigerator, Washer, Window Coverings
Heating	Baseboard, Hot Water, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Wood Burning
# of Stories	4

## Exterior

Exterior Features	Other
Construction	Brick, Concrete, Vinyl Siding

## Additional Information

Date Listed	May 16th, 2025
Days on Market	34
Zoning	M-C2

## Listing Details

Listing Office	RE/MAX iRealty Innovations
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