

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

MLS® #A2221801

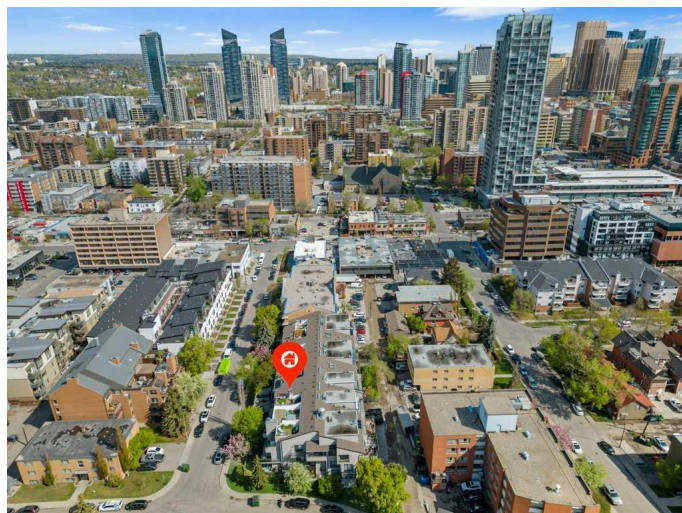
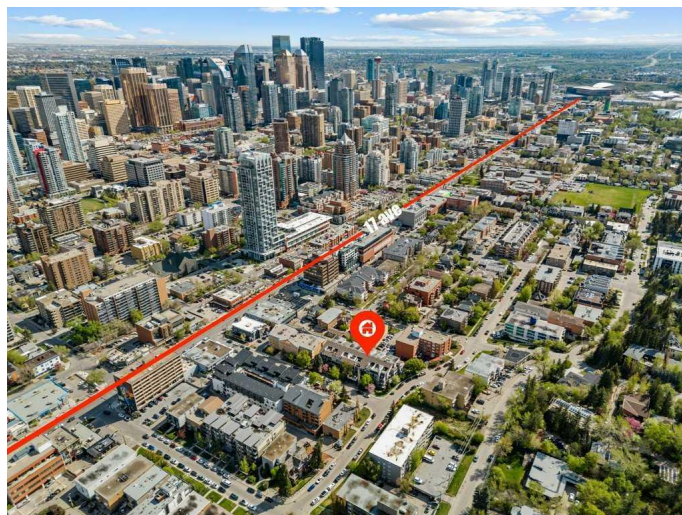
**\$439,900**

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
-------------------	-------------------------------

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	30
Zoning	M-C2

## Listing Details

Listing Office	RE/MAX iRealty Innovations
----------------	----------------------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.