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

MLS® #A2266334

\$500,000

3 Bedroom, 2.00 Bathroom, 1,548 sqft Residential 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 Royalâ€"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 roomâ€"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 appliancesâ€"all thoughtfully curated for refined living.

Enjoy the best of indoor-outdoor living with two private balconies offering breathtaking







downtown viewsâ€"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 Avenue'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 Calgary's most vibrant communities. A rare opportunity not to be missed.

Built in 1982

Essential Information

MLS® # A2266334 Price \$500,000

Bedrooms 3
Bathrooms 2.00

Full Baths 2

Square Footage 1,548
Acres 0.00
Year Built 1982

Type Residential Sub-Type Apartment

Style Single Level Unit

Status Active

Community Information

Address 401, 1731 9a Street Sw

Subdivision Lower Mount Royal

City Calgary
County Calgary
Province Alberta
Postal Code T2T3E7

Amenities

Amenities Bicycle Storage, Fitness Center

Parking Spaces 2

Parking Additional Parking, Assigned, Parkade, Underground

of Garages 2

Interior

Interior Features Built-in Features, Chandelier, Elevator, No Animal Home, No Smoking

Home, Storage

Appliances Dishwasher, Dryer, Electric Stove, Microwave, Microwave Hood Fan,

Refrigerator, Washer, Window Coverings

Heating Baseboard, Natural Gas

Cooling None
Fireplace Yes
of Fireplaces 1

Fireplaces Wood Burning

of Stories 4

Exterior

Exterior Features Balcony, BBQ gas line, Storage

Roof Asphalt Shingle
Construction Brick, Concrete
Foundation Poured Concrete

Additional Information

Date Listed October 25th, 2025

Days on Market 1

Zoning M-C2

Listing Details

Listing Office Paramount Real Estate Corporation

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