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201, 1820 9 Street SW  
Calgary, Alberta

MLS # A2171697



**\$199,900**

<b>Division:</b>	Lower Mount Royal		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment		
<b>Size:</b>	467 sq.ft.	<b>Age:</b>	1969 (55 yrs old)
<b>Beds:</b>	1	<b>Baths:</b>	1
<b>Garage:</b>	Parking Lot, Stall		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

**Heating:** Baseboard

**Water:** -

**Floors:** Laminate

**Sewer:** -

**Roof:** -

**Condo Fee:** \$ 486

**Basement:** -

**LLD:** -

**Exterior:** Stucco, Wood Frame

**Zoning:** M-C2

**Foundation:** -

**Utilities:** -

**Features:** Breakfast Bar, Granite Counters, No Animal Home, Open Floorplan, Soaking Tub

**Inclusions:** none

Fantastic Apartment in Trendy Location! This charming apartment is perfectly situated just one block from the vibrant 17 Ave and a quick walk to the Downtown core. Ideal for singles or couples, it's also a great investment for long-term and short-term rentals (Airbnb allowed). The apartment building was fully Renovated in 2016. Enjoy modern vinyl flooring, white cabinets, and a sleek granite countertop. Stainless steel appliances, including a dishwasher. Spacious open Layout in Prime Location: 6-minute walk to Western Canada High School 15 minutes to Stampede Grounds Parking: One assigned parking stall included. Situated on a Quiet Street, ensuring peace and privacy in a busy entertainment area of Calgary This apartment combines style, convenience, and rental potential—all in a fantastic neighborhood. Don't miss out