

\$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

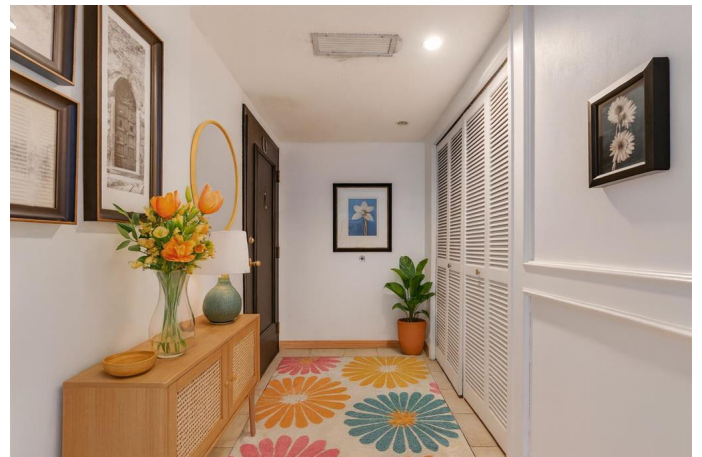
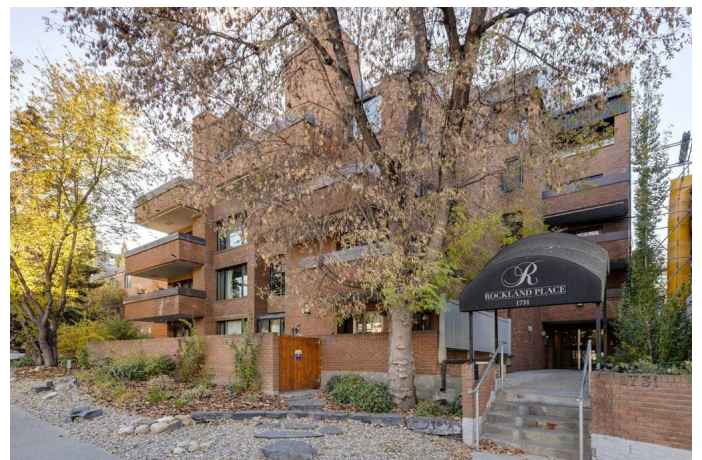
Sophisticated Executive Bungalow Condo in Prestigious Lower Mount Royal.

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 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 an underground heated parking stall & additional outdoor covered stall, 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, Parkade, Underground, Assigned
# of Garages	2

Interior

Interior Features	Built-in Features, Chandelier, No Animal Home, No Smoking Home, Storage, Elevator
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	9
Zoning	M-C2

Listing Details

Listing Office	Paramount Real Estate Corporation
----------------	-----------------------------------

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.