



THE
A-TEAM

**RE/MAX
FIRST**

1020 9 Avenue #414, Calgary T2G 0S7

MLS®#: **A2137089**

Area: **Inglewood**

Listing Date: **06/30/24**

List Price: **\$505,000**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Apartment**
City/Town: **Calgary**
Year Built: **2019**

Finished Floor Area

Abv Sqft: **751**

Low Sqft:

Ttl Sqft: **751**

Lot Information

Lot Sz Ar:

Lot Shape:

Access:

Lot Feat:

Park Feat:

Titled, Underground

DOM

4

Layout

Beds: **2 (2)**

Baths: **2.0 (2 0)**

Style: **High-Rise (5+)**

Parking

Ttl Park: **1**

Garage Sz:

Utilities and Features

Roof:
Heating: **Fan Coil**
Sewer:
Ext Feat: **Balcony, BBQ gas line**

Construction: **Concrete, Metal Siding**
Flooring: **Tile**
Water Source:
Fnd/Bsmt:

Kitchen Appl: **Dishwasher, Dryer, Garage Control(s), Gas Range, Microwave Hood Fan, Oven, Refrigerator, Washer, Window Coverings**
Int Feat: **Built-in Features, Double Vanity, High Ceilings, Kitchen Island, Soaking Tub**
Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Bedroom - Primary	Main	11`0" x 10`0"	5pc Ensuite bath	Main	9`8" x 8`9"
Bedroom	Main	11`8" x 10`8"	4pc Bathroom	Main	9`1" x 5`3"
Kitchen	Main	13`0" x 8`0"	Living Room	Main	11`5" x 10`0"
Balcony	Main	14`4" x 6`0"			

Legal/Tax/Financial

Condo Fee:
\$601

Title:
Fee Simple

Zoning:
C-COR1 f4.0h22.5

Fee Freq:
Monthly

Legal Desc: **1912037**

Remarks

Pub Rmks: **Welcome to this 751+ sqft contemporary and bright condo located in the vibrant inner-city community of Inglewood! This 2 bedroom, 2 bathroom unit has over \$10,000 in recent upgrades to increase functionality. Updates include new kitchen countertops with overhanging island top, an oversized washer & dryer, built-in shelving system at the front entrance including mirror & solid walnut coat hanger, new microwave, and kitchen faucet! As you enter you will immediately notice the gourmet kitchen which exudes a feeling of elegance. Featuring high-gloss cabinetry, quartz countertops, stainless steel appliances, gas range, soft close drawers, and built-in pantry space, the kitchen is a chef's dream. The living space is characterized by east facing floor-to-ceiling windows allowing for plenty of natural light, perfectly complemented by the white tiling & wide plank flooring throughout. A custom TV wall mount in the corner adds to the functional usage of the living space. Head into the primary bedroom boasting European wardrobes, a 5-pc ensuite w/ rain head shower, and in-suite laundry. The second bedroom also features a minimalist wardrobe and a 4-pc cheater ensuite. A large balcony completes the space, where you can enjoy a view of Calgary's tree canopy cover as well as downtown's skyscrapers in the distance. The unit comes equipped w/ 1 titled underground parking spot, 1 assigned storage locker, central A/C, and BBQ gas hookup. Avli is a well-managed residential building featuring a rooftop terrace, bike storage, and 2nd floor social room. Be sure to check out Inglewood's local shops, restaurants, the Inglewood Night Market, guided Ghost Walk tours, the Inglewood bird sanctuary, pop-up festivals & events, and so much more. Book your showing today!**

Inclusions: **Built-In Wardrobes, Entrance Shelving System, Mirror, Solid Walnut Coat Hanger, TV & Wall Mount**
Property Listed By: **Rentch Real Estate**

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123







