



THE
A-TEAM

**RE/MAX
FIRST**

1020 9 Avenue #708, Calgary T2G 0S7

MLS® #: **A2139194**

Area: **Inglewood**

Listing Date: **06/12/24**

List Price: **\$1,500,000**

Status: **Active**

County: **Calgary**

Change: **-\$225k, 04-Nov**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Apartment**
City/Town: **Calgary**
Year Built: **2020**

Lot Information

Lot Sz Ar:
Lot Shape:

Finished Floor Area

Abv Sqft: **2,888**
Low Sqft:
Ttl Sqft: **2,888**

DOM

162
Layout
Beds: **3 (3)**
Baths: **2.5 (2 1)**
Style: **Apartment**

Parking

Ttl Park: **3**
Garage Sz:

Access:

Lot Feat:

Park Feat:

Secured,Stall,Titled,Underground

Utilities and Features

Roof:
Heating: **In Floor**
Sewer:
Ext Feat: **None**

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

Kitchen Appl: **Central Air Conditioner,Dishwasher,Double Oven,Dryer,Garage Control(s),Induction Cooktop,Microwave Hood Fan,Refrigerator,Washer**
Int Feat: **Bookcases,Breakfast Bar,Built-in Features,Double Vanity,Soaking Tub**
Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
2pc Bathroom	Main	8`5" x 3`10"	4pc Bathroom	Main	8`4" x 12`7"
4pc Ensuite bath	Main	25`1" x 15`4"	Bedroom	Main	15`5" x 10`4"
Bedroom	Main	15`5" x 13`3"	Breakfast Nook	Main	12`4" x 14`5"
Den	Main	12`11" x 15`3"	Dining Room	Main	13`4" x 14`9"
Foyer	Main	11`4" x 13`0"	Kitchen	Main	15`0" x 14`5"
Living Room	Main	24`3" x 18`6"	Bedroom - Primary	Main	23`8" x 15`10"
Walk-In Closet	Main	22`0" x 12`1"			

Legal/Tax/Financial

Condo Fee:
\$2,241

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
C-COR1 f4.0h22.5

Legal Desc: **1912037**

Remarks

Pub Rmks: **Nestled in the heart of Inglewood, one of Calgary's most sought-after neighborhoods where the Bow and Elbow Rivers meet, the Avli on Atlantic penthouse offers an unparalleled living experience. This vibrant community provides easy access to Lina's Italian Market, dining at The Nash, and the inspiring art exhibitions at Esker Foundation. With an F45 studio right beside your front door and Analog Coffee just across the street, convenience is at your doorstep. The building itself features shared garden terraces, ample heated underground visitor parking, and a guest suite. Inside this exquisite 3-bedroom, 2.5-bathroom penthouse, over 2,800 square feet of luxurious living space awaits. The open-concept design boasts engineered oak-inspired tile flooring, floor-to-ceiling windows, and a fully automated smart home system. The kitchen is a chef's dream with a central island, large-format porcelain counters, high-end appliances, and a hidden butler's pantry. The formal dining room features a mirrored wall and bottle shelving, perfect for entertaining. The primary bedroom includes a two-way gas fireplace, a walk-through closet with a central island, and an ensuite bathroom with a heated freestanding soaker tub. Additional highlights include glass-enclosed secondary bedrooms, a main balcony with skyline views, and state-of-the-art amenities.**

Inclusions: **Butler's pantry fridge, thermostat control display remotes, hood fan remote, fireplace remotes, outdoor fire table**

Property Listed By: **eXp Realty**

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













