

**1020 9 Avenue #305, Calgary T2G 0S7**

MLS®#: **A2141400** Area: **Inglewood** Listing Date: **06/14/24** List Price: **\$449,900**  
 Status: **Active** County: **Calgary** Change: **None** 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: **702**  
 Low Sqft:  
 Ttl Sqft: **702**

DOM

**14**  
Layout  
 Beds: **2 (2 )**  
 Baths: **1.5 (1 1)**  
 Style: **High-Rise (5+)**

Parking

Ttl Park: **1**  
 Garage Sz:

Access:  
 Lot Feat:  
 Park Feat: **Heated Garage,Parkade,Secured,Titled,Underground**

Utilities and Features

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

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

Kitchen Appl: **Built-In Refrigerator,Central Air Conditioner,Dishwasher,Gas Stove,Range Hood,Washer/Dryer,Window Coverings**  
 Int Feat: **Kitchen Island,No Animal Home,No Smoking Home,Open Floorplan,Quartz Counters,Recessed Lighting,See Remarks,Storage**  
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
<b>2pc Bathroom</b>	<b>Main</b>	<b>9`3" x 5`6"</b>	<b>4pc Ensuite bath</b>	<b>Main</b>	<b>9`5" x 5`9"</b>
<b>Bedroom - Primary</b>	<b>Main</b>	<b>11`2" x 12`11"</b>	<b>Dining Room</b>	<b>Main</b>	<b>12`2" x 8`10"</b>
<b>Kitchen</b>	<b>Main</b>	<b>12`2" x 14`8"</b>	<b>Living Room</b>	<b>Main</b>	<b>10`8" x 9`8"</b>
<b>Bedroom</b>	<b>Main</b>	<b>8`1" x 10`3"</b>	<b>Laundry</b>	<b>Main</b>	<b>9`3" x 5`6"</b>

Legal/Tax/Financial

Condo Fee: **\$575** Title: **Fee Simple** Zoning: **C-COR1 f4.0h22.5**

Fee Freq:  
**Monthly**

Legal Desc: **1912037**

Remarks

Pub Rmks: **Welcome to Avli on Atlantic in Inglewood. One of Calgary's oldest neighbourhoods and also one of its trendiest. Situated where the Bow and Elbow Rivers meet, Inglewood boasts charming local restaurants, shops, and historic buildings. Despite its proximity to downtown, Inglewood has preserved a small-town feel and is perfect for walking and biking. The neighborhood's restaurant scene is a delightful blend of long-standing favourites and trendy newcomers, offering unique dining experiences. With parks and pathways along the Bow River, you'll have access to some of Calgary's best green spaces. If you love shopping locally, Inglewood's 9th Ave is a paradise, featuring a diverse array of shops. Step into this bright, south-facing unit featuring an open-concept design. This 2 bedroom, 1.5 bathroom condo boasts floor-to-ceiling windows, a large kitchen island, and an upgraded double-door fridge built into the cabinets, all complemented by beautiful quartz countertops. Enjoy the expansive south-facing patio, a rare find in inner-city condos. Additional features include central air conditioning, secured titled underground parking, in-suite laundry, in-suite storage, and an assigned separate storage unit. This is inner-city living at its best. Book your viewing today!**

Inclusions: **Patio Umbrella, Patio set with table, Pillars on patio, Utility locker in laundry room**

Property Listed By: **CIR Realty**

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









