

**1020 9 Avenue #414, Calgary T2G 0S7**

MLS®#: **A2148554** Area: **Inglewood** Listing **07/13/24** List Price: **\$465,000**  
 Status: **Active** County: **Calgary** Change: **-\$10k, 30-Aug** Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
 Sub Type: **Apartment**  
 City/Town: **Calgary**  
 Year Built: **2019**  
Lot Information  
 Lot Sz Ar:  
 Lot Shape:

Finished Floor Area  
 Abv Sqft: **726**  
 Low Sqft:  
 Ttl Sqft: **726**

DOM  
**65**  
Layout  
 Beds: **2 (2 )**  
 Baths: **2.0 (2 0)**  
 Style: **Apartment**

Parking  
 Ttl Park: **1**  
 Garage Sz:

Access:  
 Lot Feat:  
 Park Feat: **Titled,Underground**

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,No Smoking Home,Pantry,Quartz Counters,Soaking Tub**  
 Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
<b>Living Room</b>	<b>Main</b>	<b>13`0" x 11`0"</b>	<b>Kitchen</b>	<b>Main</b>	<b>13`9" x 8`2"</b>
<b>Bedroom - Primary</b>	<b>Main</b>	<b>10`0" x 9`8"</b>	<b>5pc Ensuite bath</b>	<b>Main</b>	<b>9`8" x 9`8"</b>
<b>Bedroom</b>	<b>Main</b>	<b>11`8" x 10`8"</b>	<b>4pc Bathroom</b>	<b>Main</b>	<b>9`1" x 5`2"</b>
<b>Foyer</b>	<b>Main</b>	<b>13`0" x 4`0"</b>	<b>Laundry</b>	<b>Main</b>	<b>3`6" x 2`10"</b>
<b>Balcony</b>	<b>Main</b>	<b>14`2" x 6`1"</b>			

Legal/Tax/Financial

Condo Fee:  
**\$601**

Title:  
**Fee Simple**  
Fee Freq:  
**Monthly**

Zoning:  
**C-COR1 f4.0h22.5**

Legal Desc: **1912037**

Remarks

Pub Rmks: **Welcome to AVLI on Atlantic Condos, a stunning development by RED Management. This contemporary and bright condo spans over 726 sqft and is nestled in the lively inner-city neighborhood of Inglewood! The 2-bedroom, 2-bathroom unit boasts over \$10,000 in recent enhancements for added functionality. These updates include new kitchen countertops with an overhanging island, an oversized washer and dryer, a built-in shelving system at the front entrance with a mirror and solid walnut coat hanger, a new microwave, and an upgraded kitchen faucet. Upon entering, you'll be captivated by the gourmet kitchen, which radiates elegance. It features high-gloss cabinetry, quartz countertops, stainless steel appliances, a gas range, soft-close drawers, and a built-in pantry, making it a chef's delight. The living area is bright and airy, thanks to the east-facing floor-to-ceiling windows that let in ample natural light, beautifully complemented by white tiling and wide plank flooring throughout. A custom TV wall mount in the corner enhances the functional use of the space. The primary bedroom offers European wardrobes, a luxurious 5-piece ensuite with a rain head shower, and in-suite laundry. The second bedroom includes a minimalist wardrobe and a 4-piece cheater ensuite. The large balcony is perfect for enjoying views of Calgary's tree canopy and downtown skyscrapers in the distance. This unit comes with a titled underground parking spot, an assigned storage locker, central A/C, and a BBQ gas hookup. AVLI is a well-managed residential building featuring a rooftop terrace, bike storage, and a second-floor social room. Explore Inglewood's charming local shops, restaurants, the Inglewood Night Market, guided Ghost Walk tours, the Inglewood Bird Sanctuary, pop-up festivals, and more. Schedule your showing today!**

Inclusions: **Built-In Wardrobes, Entrance Shelving System, Mirror, Solid Walnut Coat Hanger, TV & Wall Mount**  
Property Listed By: **Century 21 Bamber Realty LTD.**

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