



THE A-TEAM

RE/MAX FIRST

1526 9 Avenue #204, Calgary T2G0T7

MLS@#: A2152847 Area: Inglewood Listing Date: 07/27/24 List Price: \$329,500
Status: Active County: Calgary Change: -\$6k, 04-Sep Association: Fort McMurray



General Information

Prop Type: Residential
Sub Type: Apartment
City/Town: Calgary
Year Built: 2016

Lot Information

Lot Sz Ar:
Lot Shape:

Access:

Lot Feat:
Park Feat: Titled, Underground

Finished Floor Area

Abv Sqft: 562
Low Sqft:
Ttl Sqft: 562

DOM

51
Layout
Beds: 1 (1)
Baths: 1.5 (1 1)
Style: Apartment

Parking

Ttl Park: 1
Garage Sz:

Utilities and Features

Roof:
Heating: Baseboard
Sewer:
Ext Feat: BBQ gas line, Courtyard, Garden, Playground

Construction: Brick, Wood Frame
Flooring: Hardwood
Water Source:
Fnd/Bsmt:

Kitchen Appl: Dishwasher, Gas Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer, Window Coverings
Int Feat: Closet Organizers, High Ceilings, No Smoking Home, Quartz Counters
Utilities:

Room Information

Table with 6 columns: Room, Level, Dimensions, Room, Level, Dimensions. Rows include 2pc Bathroom, Bedroom - Primary, Living Room, 3pc Ensuite bath, Kitchen, and Walk-In Closet.

Legal/Tax/Financial

Condo Fee: \$617 Title: Fee Simple Fee Freq: Monthly Zoning: DC

Legal Desc: **1612056**

Remarks

Pub Rmks: **Nestled in the vibrant community of Inglewood, this outstanding condo offers more than just a place to live—it's a lifestyle enhancement. This 1-bedroom, 1.5-bathroom unit features an open-concept design with 9-foot ceilings that fill the space with light and energy. The kitchen is a chef's delight, showcasing a gas stove, sleek quartz countertops, stainless steel appliances, and under-cabinet lighting. The living area, with its elegant hardwood floors and Hunter Douglas blinds, is bathed in natural light, creating a warm and inviting ambiance. Brand new Washer/Dryer installed January 2024. But there's more to enjoy. Picture yourself relaxing on your private patio with a natural gas hook-up for grilling, or take advantage of the shared terrace, complete with a spacious sitting area surrounded by lush greenery. Convenience is a standout feature here, with a heated underground parking stall, a storage locker, and a daycare on the ground floor. The public playground right next to the building is perfect for young families. Visitor parking is conveniently available both off-street and underground, making it easy to entertain friends and family. The location couldn't be better. i.D. Inglewood is just a short walk from popular spots like Rosso Coffee Roasters, Spolumbo's, the Blues Can, The Nash, Without Papers, and many other fantastic shops, giving your social life a boost. You're also minutes away from downtown Calgary and the tranquil Bow River. Enjoy walking distance easy access to Bus Stop 101, the future Green Line City Train, Music Mile, Saddledome, Pearce Estate Park, Inglewood Golf Club, Calgary Zoo, St. George Island, YWCA, and Mills Park. Whether you're a first-time buyer or a savvy investor, this is your opportunity to own a prime piece of Inglewood. Don't miss out, call your favorite realtor today!**

Inclusions: **N/A**
Property Listed By: **CIR Realty**

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