



THE
A-TEAM

**RE/MAX
FIRST**

1020 9 Avenue #606, Calgary T2G0S7

MLS®#: **A2160050**

Area: **Inglewood**

Listing Date: **08/23/24**

List Price: **\$350,000**

Status: **Pending**

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:

Access:

Lot Feat:

Park Feat:

Finished Floor Area
Abv Sqft: **496**
Low Sqft:
Ttl Sqft: **496**

Underground

DOM

26

Layout

Beds: **1 (1)**
Baths: **1.0 (1 0)**
Style: **High-Rise (5+)**

Parking

Ttl Park: **1**
Garage Sz:

Utilities and Features

Roof: **Tar/Gravel**
Heating: **Fan Coil,Natural Gas,See Remarks**
Sewer:
Ext Feat: **Balcony**

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

Kitchen Appl: **Built-In Refrigerator,Dishwasher,Gas Stove,Microwave Hood Fan,See Remarks,Washer/Dryer Stacked**
Int Feat: **See Remarks**
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Living Room	Main	12`5" x 8`9"	Kitchen	Main	15`0" x 11`11"
Bedroom - Primary	Main	12`2" x 9`5"	4pc Bathroom	Main	9`4" x 8`9"
Laundry	Main	3`6" x 3`0"	Balcony	Main	13`6" x 8`2"

Legal/Tax/Financial

Condo Fee:
\$405

Title: **Fee Simple**
Fee Freq:

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

Monthly

Legal Desc: 1912037

Remarks

Pub Rmks: **AVLI on Atlantic is Inglewood's best choice for luxury living. Located across the street from Lina's Italian supermarket and all the other amenities that Inglewood has to offer. Walking distance to East Village, New Arena District and the Greenline LRT Station. Amazing Views of the Bow River and walking paths from this 6th floor unit. Inside you will find the best of the best with the finest contemporary custom cabinets with ultra gloss flat panel doors. European design drawers with a built in pantry and integrated fridge. Great size primary bedroom with built in cabinetry and in- suite laundry. On the third floor you will find the rooftop outdoor terrace equipped with a BBQ and patio furniture. Enjoy the secure underground heated parking stall and assigned storage locker. There are security cameras and entry fobs for all access points as well as a sprinkler system and smoke detectors in every room. Too many businesses to name the moment you step outside. This truly screams LOCATION, LOCATION, LOCATION. Call your favourite realtor for a private showing. This property is Move in Ready!**

Inclusions: **none**
Property Listed By: **Greater Property Group**

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



