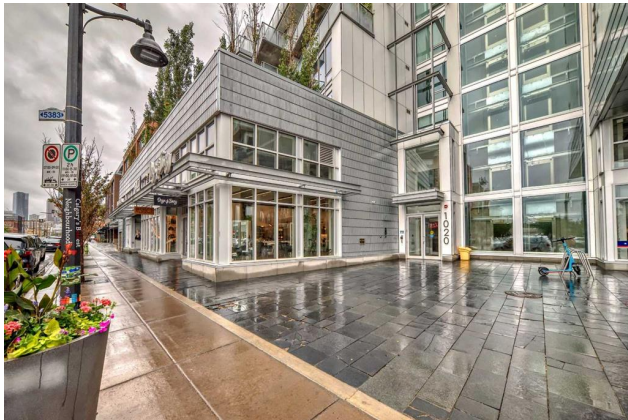


**1020 9 Avenue #208, Calgary T2G 0S7**

MLS® #: **A2162153** Area: **Inglewood** Listing Date: **09/04/24** List Price: **\$299,900**  
 Status: **Active** County: **Calgary** Change: **-\$5k, 27-Nov** Association: **Fort McMurray**



General Information

Prop Type: **Residential Apartment**  
 Sub Type: **Calgary**  
 City/Town: **Calgary**  
 Year Built: **2020**  
Lot Information  
 Lot Sz Ar:  
 Lot Shape:

Finished Floor Area  
 Abv Sqft: **545**  
 Low Sqft:  
 Ttl Sqft: **545**

DOM  
**90**  
Layout  
 Beds: **1 (1 )**  
 Baths: **1.0 (1 0)**  
 Style: **High-Rise (5+)**  
Parking  
 Ttl Park: **1**  
 Garage Sz:

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

Utilities and Features

Roof:  
 Heating: **Fan Coil**  
 Sewer:  
 Ext Feat: **Other**  
 Construction: **Concrete,Metal Siding**  
 Flooring: **Ceramic Tile**  
 Water Source:  
 Fnd/Bsmt:  
 Kitchen Appl: **Dishwasher,Dryer,Gas Stove,Microwave Hood Fan,Refrigerator,Washer,Window Coverings**  
 Int Feat: **Breakfast Bar,High Ceilings,Kitchen Island,No Animal Home,No Smoking Home,Quartz Counters,Recessed Lighting,Storage**  
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Kitchen With Eating Area	Main	13`11" x 9`0"	Living Room	Main	13`11" x 9`4"
Bedroom - Primary	Main	10`4" x 9`7"	Laundry	Main	2`10" x 2`9"
Entrance	Main	7`0" x 6`9"	4pc Bathroom	Main	9`2" x 5`11"

Legal/Tax/Financial

Condo Fee: **\$431** Title: **Fee Simple** Zoning: **C-COR1 f4.0h22.5**  
 Fee Freq:

**Monthly**

Legal Desc: **1912037**

Remarks

Pub Rmks: **Nestled in the heart of historic Inglewood, this modern 1 bed, 1 bath condo offers a delightful blend of convenience and charm. With its floor to ceiling windows showcasing gorgeous views, you'll enjoy the easy access to all the amenities Inglewood has to offer. The open floorplan seamlessly connects the living area to the ultra-modern kitchen, complete with a stylish island/breakfast bar, quartz countertops and an array of sleek white cabinets. The appliance package features a stainless steel gas stove and microwave plus an integrated fridge and dishwasher that blend effortlessly with the cabinetry. Tucked behind a space saving barn door, the bedroom basks in an abundance of natural light, creating a serene oasis. The condo also offers the convenience of in-suite laundry, ensuring everyday chores are a breeze. For added peace of mind, there is one designated secured underground parking stall (#138) plus an assigned storage space (S55) and bike storage. As a resident, you'll have access to a large patio space with BBQ hookups, perfect for entertaining friends and family. You'll appreciate the premium location, with shops, the Crossroads Market, restaurants and popular music venues like The Blues Can and Ironwood just steps away. Enjoy the close proximity to nature with the Bow River, Calgary Zoo, St. George's Island and the Inglewood Bird Sanctuary all within walking distance plus schools, shopping, public transit and the DT core all within minutes of this gorgeous condo.**

Inclusions: **None**  
Property Listed By: **2% Realty**

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





