

**1205 9 Street #1, Calgary T2R 1C5**

MLS® #: **A2170437**      Area: **Beltline**      Listing Date: **10/03/24**      List Price: **\$348,000**  
 Status: **Active**      County: **Calgary**      Change: **-\$10k, 01-Nov**      Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
 Sub Type: **Row/Townhouse**  
 City/Town: **Calgary**  
 Year Built: **1994**

Lot Information

Lot Sz Ar:  
 Lot Shape:

Access:  
 Lot Feat: **Other**  
 Park Feat: **Parkade**

Finished Floor Area  
 Abv Sqft: **466**  
 Low Sqft:  
 Ttl Sqft: **466**

DOM

**48**  
Layout  
 Beds: **2 (2 )**  
 Baths: **2.0 (2 0)**  
 Style: **2 Storey**

Parking

Ttl Park: **1**  
 Garage Sz:

Utilities and Features

Roof: **Tar/Gravel**      Construction: **Stucco,Wood Frame**  
 Heating: **Forced Air**      Flooring: **Ceramic Tile,Laminate,Vinyl**  
 Sewer:      Water Source:  
 Ext Feat: **None**      Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Range Hood,Refrigerator,Washer**  
 Int Feat: **Walk-In Closet(s)**  
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Office	Main	8`0" x 5`5"	Living Room	Main	16`2" x 11`10"
Kitchen With Eating Area	Main	13`8" x 11`5"	Entrance	Main	3`11" x 3`3"
Bedroom	Basement	10`11" x 9`1"	Walk-In Closet	Basement	8`6" x 6`2"
3pc Bathroom	Basement	7`1" x 5`4"	Laundry	Basement	5`0" x 3`4"
Bedroom - Primary	Basement	11`1" x 9`6"	4pc Ensuite bath	Basement	8`0" x 5`0"

Legal/Tax/Financial

Condo Fee:  
**\$473**

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

Zoning:  
**CC-MHX**

Legal Desc: **9510020**

Remarks

Pub Rmks: **Price Reduced! Welcome to this inviting 2-bedroom, 2-bath townhouse overlooking the picturesque Barb Scott Park. Boasting over 1,000 square feet of refined living space, this residence offers a comfortable living experience. The main level features a spacious living area complemented by a cozy fireplace, creating a warm and welcoming atmosphere. The open kitchen is equipped with ample cabinetry and modern appliances. Additionally, the main level includes an office, adding functionality and convenience. Descending to the basement, you'll find a generously sized master bedroom, a well-appointed second bedroom, and a 3-piece bathroom. The master bedroom offers a walk-in closet and a 4-piece ensuite. For added convenience, there is parking in front and secured parking behind, under the Fountain Walk courtyard. Additional assigned storage is also available. Book your private showing today!**

Inclusions: **None**  
Property Listed By: **Grand Realty**

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







