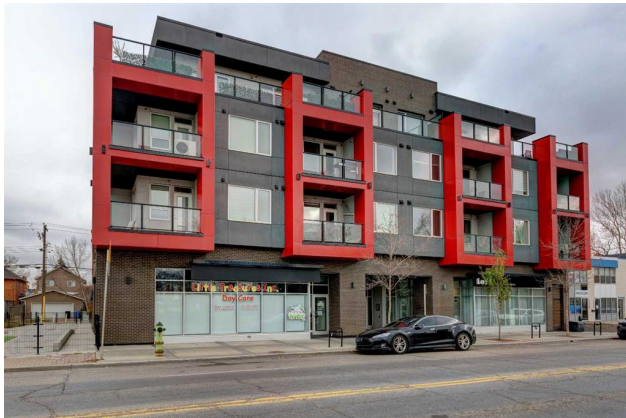


1526 9 Avenue #301, Calgary T2G 0T7

MLS® #: **A2176496** Area: **Inglewood** Listing **10/31/24** List Price: **\$339,900**
 Status: **Active** County: **Calgary** Change: **-\$10k, 05-Nov** Association: **Fort McMurray**



General Information

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

Finished Floor Area
 Abv Sqft: **708**
 Low Sqft:
 Ttl Sqft: **708**

DOM

51
Layout
 Beds: **1 (1)**
 Baths: **1.5 (1 1)**
 Style: **Low-Rise(1-4)**

Lot Information

Lot Sz Ar:
 Lot Shape:

Parking

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

Access:

Lot Feat:
 Park Feat: **Guest,Heated Garage,Parkade,Secured,Titled,Underground**

Utilities and Features

Roof: **Tar/Gravel**
 Heating: **Baseboard,Natural Gas**
 Sewer:
 Ext Feat: **Balcony,BBQ gas line,Courtyard,Storage**

Construction: **Brick,Stucco,Wood Frame**
 Flooring: **Hardwood,Tile**
 Water Source:
 Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Gas Range,Microwave Hood Fan,Refrigerator,Washer/Dryer,Window Coverings**
 Int Feat: **Closet Organizers,No Animal Home,No Smoking Home,Quartz Counters,Walk-In Closet(s)**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Foyer	Main	7`6" x 3`11"	2pc Bathroom	Main	7`11" x 3`11"
Kitchen	Main	15`11" x 7`11"	Dining Room	Main	12`11" x 4`4"
Living Room	Main	12`2" x 10`7"	Den	Main	9`2" x 9`0"
Bedroom	Main	12`6" x 9`2"	3pc Ensuite bath	Main	9`1" x 4`11"
Walk-In Closet	Main	9`2" x 6`9"	Laundry	Main	3`2" x 2`9"

Legal/Tax/Financial

Condo Fee:
\$747

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
DC

Legal Desc: **1612056**

Remarks

Pub Rmks: **Urban Living at its Finest in the Heart of vibrant Inner-City Inglewood! Beautiful contemporary one bedroom plus den, with the den large enough to easily accommodate a queen bed and be used for a second bedroom. Fantastic layout with one and half baths, keeping your ensuite bath off the primary bedroom private and giving guests access to a powder room. Vinyl plank floors, high ceilings, spacious and bright South facing unit with Views of the City Skyline off your balcony and Views of the park across the street from your windows. A/C for those hot summer days. European styled kitchen with sleek modern cabinetry, quartz countertops and stainless steel appliances including a gas range. Open floorplan with the kitchen being open to the dining area and living room. Patio off the living room to enjoy the views of the renowned Inglewood Strip with incredible restaurants and cool shops. Large primary bedroom with a walk-through closet to the ensuite with quartz countertop, subway tile surround shower. In-Suite Laundry. Titled, secure underground parking #11. Storage locker and bike storage. Located in the I.D. Inglewood, a pet friendly building (Up to Two Pets with Board Approval) with a huge shared terrace with contemporary gardens to enjoy! Incredible walkable location! Steps to tons of fabulous restaurants, pubs, unique shops. Enjoy natures best, just steps to the Bow River with beautiful green spaces, walkway and bike paths. Harvie Passage for swimming, kayaking and surfing. Bow Wetlands and Inglewood Bird Sanctuary. Steps to schools, playgrounds and more. Quick commute to Downtown, the Calgary Stampede for hockey games and events, Calgary Zoo, and more. View the 3D Tour (purple house symbol). Welcome home!**

Inclusions:
Property Listed By: **Air Conditioner Wall Unit
Century 21 Bamber Realty LTD.**

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



