



THE
A-TEAM

**RE/MAX
FIRST**

1020 9 Avenue #408, Calgary t2g0s7

MLS® #: **A2177520**

Area: **Inglewood**

Listing Date: **11/05/24**

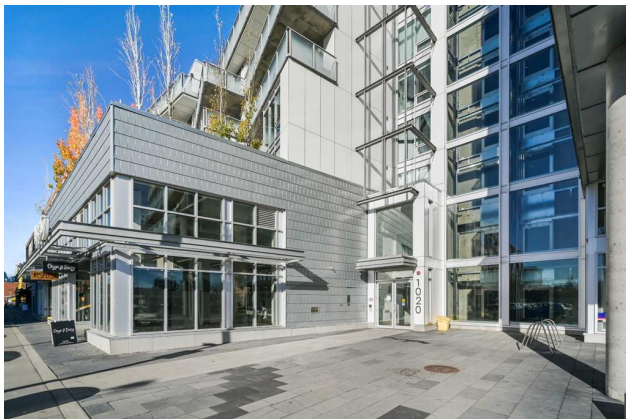
List Price: **\$375,000**

Status: **Active**

County: **Calgary**

Change: **-\$25k, 11-Mar**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Apartment**
City/Town: **Calgary**
Year Built: **2019**

Lot Information

Lot Sz Ar:
Lot Shape:

Finished Floor Area

Abv Sqft: **626**
Low Sqft:
Ttl Sqft: **626**

DOM

163

Layout

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

Parking

Ttl Park: **1**
Garage Sz:

Access:

Lot Feat:

Park Feat: **Covered,Parkade,Titled**

Utilities and Features

Roof: **Tar/Gravel**
Heating: **Fan Coil**
Sewer:
Ext Feat: **Balcony**

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

Kitchen Appl: **Built-In Gas Range,Dishwasher,Microwave Hood Fan,Refrigerator,Washer/Dryer Stacked**
Int Feat: **Closet Organizers,Kitchen Island,No Smoking Home,Open Floorplan,Quartz Counters**
Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Living Room	Main	13`10" x 12`4"	Kitchen	Main	15`1" x 11`8"
Bedroom - Primary	Main	13`6" x 9`6"	3pc Bathroom	Main	9`4" x 8`10"
Laundry	Main	3`4" x 2`11"	Storage	Main	9`6" x 5`6"

Legal/Tax/Financial

Condo Fee:
\$506

Title: **Fee Simple**
Fee Freq:

Zoning:
C-COR1

Legal Desc:	1912037	Monthly	Remarks
Pub Rmks:	<p>Prime Inglewood Location! This stylish one bedroom condo is ideally situated on 9th Avenue, just steps away from trendy shops, cafes, and services. Enjoy the ultimate urban lifestyle with easy access to Downtown, East Village, the Stampede Grounds, the Saddledome, the Bow River, and more—all within walking distance! Bright, open, and move-in ready, this unit is perfect for those seeking a modern, low-maintenance home. The spacious primary bedroom features built-in cabinetry, large windows. The north-facing living room is flooded with natural light thanks to floor-to-ceiling windows, offering plenty of room to customize your living space. The kitchen is a true highlight, featuring quartz countertops, a large center island, and stainless steel appliances, including an upgraded gas range. There is a bonus room that can easily be transformed into a cozy den or office space to suit your needs. The 3-piece bathroom includes a large step-in shower, a spacious vanity, and convenient in-suite laundry with additional cabinetry for extra storage. This condo also comes with an underground titled parking stall and an assigned storage locker. The building also offers fantastic amenities, including a rooftop terrace, bike storage, guest parking, and fully operational guest suite and dog wash station. Call today to schedule your viewing!</p>		
Inclusions:	Curtains		
Property Listed By:	RE/MAX Key		

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



