



THE
A-TEAM

**RE/MAX
FIRST**

1020 9 Avenue #613, Calgary T2G 0S7

MLS® #: **A2195494**

Area: **Inglewood**

Listing Date: **02/21/25**

List Price: **\$459,900**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

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

Finished Floor Area

Abv Sqft: **845**
Low Sqft:
Ttl Sqft: **845**

DOM

1
Layout
Beds: **2 (2)**
Baths: **2.0 (2 0)**
Style: **High-Rise (5+)**

Lot Information

Lot Sz Ar:
Lot Shape:

Parking

Ttl Park: **1**
Garage Sz:

Access:

Lot Feat:

Park Feat:

Enclosed,Heated Garage,Off Street,Owned,Parkade,Secured,Stall,Titled,Underground

Utilities and Features

Roof:
Heating: **Central,Natural Gas**
Sewer:
Ext Feat: **Private Entrance,Storage**

Construction: **Concrete**
Flooring: **Tile**
Water Source:
Fnd/Bsmt:

Kitchen Appl: **Dishwasher,Gas Stove,Microwave Hood Fan,Refrigerator,Washer/Dryer Stacked,Window Coverings**
Int Feat: **Double Vanity,Elevator,Kitchen Island,Open Floorplan,Pantry,Quartz Counters**
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Foyer	Main	8`8" x 5`9"	Kitchen	Main	13`8" x 10`8"
Living Room	Main	16`5" x 9`10"	Bedroom - Primary	Main	12`2" x 11`4"
5pc Ensuite bath	Main	11`11" x 4`10"	Bedroom	Main	15`1" x 4`10"
4pc Bathroom	Main	6`9" x 6`3"	Laundry	Main	3`6" x 2`11"

Legal/Tax/Financial

Condo Fee:
\$892

Title:
Fee Simple

Zoning:
C-COR1

Fee Freq:
Monthly

Legal Desc: **1912037**

Remarks

Pub Rmks: **Nestled in the heart of Calgary's vibrant Inglewood neighbourhood, this modern condo offers prime walkability to the Bow River pathways, Downtown, East Village, The Stampede Grounds, and The Saddledome. With main-floor amenities and daily essentials steps away, it blends urban convenience with neighbourhood charm, minutes from parks, schools, shopping, and dining. Situated in a newer building, this sunlit 6th-floor unit enjoys abundant natural light with its south-facing exposure. The open-concept layout features sleek tiled floors, a stylish Euro kitchen with a spacious sit-at-island, and premium appliances, including a five-burner gas stove. A built-in table extends from the island, adding both function and style. The family room opens to a large south-facing patio with a gas line and unobstructed views. The primary bedroom features a luxurious five-piece ensuite with dual sinks, while a well-appointed family bathroom complements the sizable second bedroom. Additional amenities include the convenience of in-suite laundry, a titled heated underground parking stall with access to a resident wash bay, a shared rooftop patio and secure bike storage. This unit is currently leased until the end of August and presents a fantastic investment opportunity. If you choose to assume the tenant, it comes fully furnished.**

Inclusions: -
Property Listed By: **RE/MAX First**

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







