



GRASSROOTS
REALTY GROUP

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304, 1526 9 Avenue SE
Calgary, Alberta

MLS # A2248761



\$295,000

Division:	Inglewood		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	567 sq.ft.	Age:	2016 (9 yrs old)
Beds:	1	Baths:	1 full / 1 half
Garage:	Parkade, Stall, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Ceramic Tile, Laminate	Sewer:	-
Roof:	-	Condo Fee:	\$ 626
Basement:	-	LLD:	-
Exterior:	Brick, Stucco, Wood Frame	Zoning:	DC (pre 1P2007)
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Closet Organizers, Elevator, No Animal Home, No Smoking Home, Walk-In Closet(s)		

Inclusions: n/a

Incredible opportunity to get into the highly sought after community of Inglewood for under \$300,000! A popular community in Calgary that generates a small town feel with the perk of being minutes from downtown. This beautiful apartment, built in 2016, is located on 9th ave, in the heart of Inglewood. Walking distance to a variety of fantastic shops, restaurants, breweries, music stores and more! There are beautiful pathways along the river, close to a bird sanctuary, the crossroads farmer's market and the Calgary zoo. This pet friendly building has a private balcony plus a second community balcony for enjoying some beautiful fall days. This unit has the luxury of underground parking and storage with elevator access. Don't miss out on the chance to get into a wonderful area at a great price!