



607, 1020 9 Avenue SE
Calgary, Alberta

MLS # A2299261



\$340,000

Division:	Inglewood		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	642 sq.ft.	Age:	2020 (6 yrs old)
Beds:	1	Baths:	2
Garage:	Stall, Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Fan Coil, Natural Gas	Water:	-
Floors:	Ceramic Tile	Sewer:	-
Roof:	-	Condo Fee:	\$ 661
Basement:	-	LLD:	-
Exterior:	Composite Siding, Concrete	Zoning:	C-COR1 f4.0h22.5
Foundation:	-	Utilities:	-
Features:	Kitchen Island, Open Floorplan		

Inclusions: NA

2 Full Bathrooms, 1 Bed + Den! If you don't know Inglewood, you're missing out. Full of breweries, restaurants, shops, and gyms, it has that rare mix that nowhere else in the city has. Quiet enough that you can actually relax, but lively enough that there is always something going on. Festivals all summer, live music almost every night, local shops, patios, markets, an F45 right in your building, and Canada's newest biggest gym, The Realm Fitness. You can walk to Stampede, the new arena, and festivals at Confluence Park. No sitting in traffic, no paying for parking, and when Stampede comes around, your place automatically becomes the hangout spot for your friends. You are walking distance to restaurants, breweries, shopping, downtown, and everything happening in the city, while still being one block from dog parks, river pathways, and some of the best nature trails in Calgary. Now the condo. Built in 2020, this modern condo gives you the best part of the area without the headaches of an older building. It has 2 full bathrooms, a den that works as an office or spare room, high-end finishings, a large south-facing patio, so you get the sun all day, but can keep your condo cool with the central AC. The buildings across the street are already built, so you are not gambling on a future construction site showing up in front of you, and losing your view. Secure underground parking, bike storage, and a storage locker included. If you want city living without giving up green space, peace and quiet, or your weekends, this is about as good as it gets.