



**201, 1526 9 Avenue SE  
Calgary, Alberta**

**MLS # A2150443**



**\$349,900**

<b>Division:</b>	Inglewood		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment		
<b>Size:</b>	708 sq.ft.	<b>Age:</b>	2016 (8 yrs old)
<b>Beds:</b>	1	<b>Baths:</b>	1 full / 1 half
<b>Garage:</b>	Heated Garage, Stall, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard, Electric	<b>Water:</b>	-
<b>Floors:</b>	Laminate, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 726
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Wood Frame	<b>Zoning:</b>	DC (pre 1P2007)
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Closet Organizers, Open Floorplan, Walk-In Closet(s)		

**Inclusions:** N/A

i.D. by Sarina Homes is a boutique condo building situated in the heart of the vibrant community of Inglewood. Your new home boasts a fabulous location, within walking distance to all the charming and trendy shops, restaurants, and recreational opportunities that Inglewood has to offer, and is only a 5-minute drive to downtown. This delightful 2nd floor, south-facing unit features 1 bedroom + den, 1 full bath + half bath, and comes complete with titled underground parking and additional storage. Enjoy the luxury of 9-foot ceilings, quartz countertops throughout, designer tile backsplash, stainless steel appliances, custom cabinetry, luxury plank flooring, modern fixtures and finishes, en-suite laundry, a large walk-in closet, and open concept living. Relax and entertain on your large south-facing patio, perfect for soaking up the sun and enjoying the beautiful surroundings. Don't miss the opportunity to own this meticulously designed and maintained unit in Inglewood i.D. Contact your agent today to schedule your private showing!