



604, 1020 9 Avenue SE
Calgary, Alberta

MLS # A2152946



\$339,900

Division:	Inglewood		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment		
Size:	522 sq.ft.	Age:	2020 (4 yrs old)
Beds:	1	Baths:	1
Garage:	Heated Garage, Parkade, Secured, Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Fan Coil	Water:	-
Floors:	Tile	Sewer:	-
Roof:	-	Condo Fee:	\$ 415
Basement:	-	LLD:	-
Exterior:	Composite Siding, Concrete, Metal Siding	Zoning:	C-COR1 f4.0h22.5
Foundation:	-	Utilities:	-
Features:	Breakfast Bar, Built-in Features, Closet Organizers, Kitchen Island, Open Floorplan, Quartz Counters, Recessed Lighting		

Inclusions: None

Nestled in the heart of historic Inglewood, this modern 1-bedroom plus den condo offers a delightful blend of convenience & charm. With its floor-to-ceiling windows showcasing picturesque views, you'll relish the effortless access to all the amenities Inglewood has to offer. The open plan layout seamlessly connects the living area to the ultra-modern kitchen, complete with a stylish island/eating bar, quartz countertops & an array of sleek white cabinets. The appliance package features a stainless-steel gas stove & microwave plus an integrated fridge & dishwasher that blend effortlessly in with the cabinetry. Tucked behind a space-saving barn door, the bedroom basks in an abundance of natural light, creating a serene oasis. The den has been skillfully transformed into a custom walk-in closet, designed & installed by California Closets, also providing ample space for a small desk. Step outside onto the spacious balcony & savor the lovely vistas & RIVER VIEWS that surround you. The condo also offers the convenience of in-suite laundry, ensuring everyday chores are a breeze. For added peace of mind, there is one designated secured underground parking stall, an assigned storage space & bike storage. As a resident, you'll have access to a large patio space with BBQ hookups, perfect for entertaining friends & family. You'll appreciate the outstanding location, with shops, the Crossroads Market, restaurants & popular music venues like The Blues Can & Ironwood just steps away. Enjoy the proximity to nature with Bow River pathways, the Calgary Zoo, St. George's Island & the Inglewood Bird Sanctuary all within easy reach. Schools, shopping options, public transit & even the downtown core are all within walking distance, further enhancing the convenience & appeal of this condo.