

\$375,000 - 1, 1209 9 Street Sw, Calgary

MLS® #A2121580

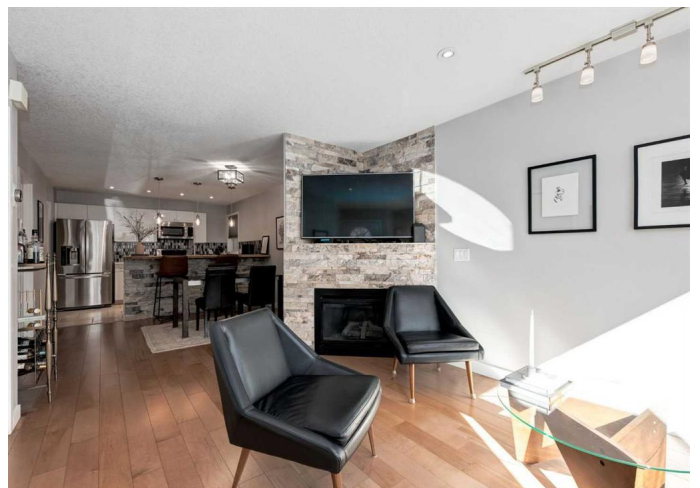
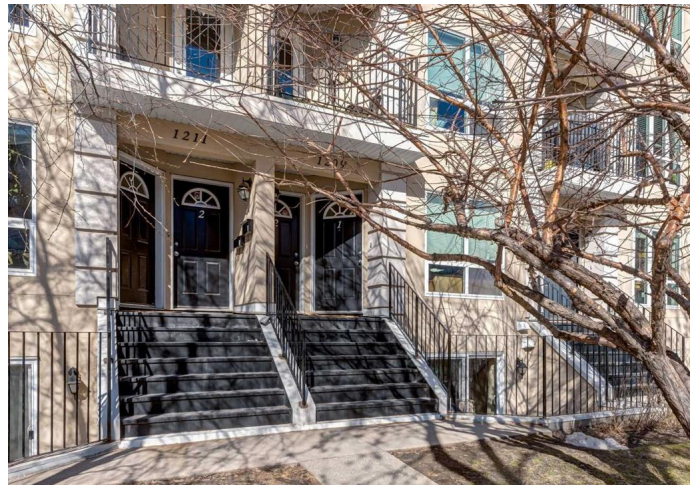
\$375,000

2 Bedroom, 2.00 Bathroom, 553 sqft

Residential on 0.00 Acres

Beltline, Calgary, Alberta

Discover urban living at its finest in this spacious townhouse spanning 1130 square feet across two meticulously designed levels! This 2-story gem boasts 2 bedrooms, 2 full bathrooms, and a fully finished basement, offering ample space for modern comfort and style. Step into the inviting main floor, where a bright living room welcomes you with a cozy gas fireplace and expansive windows showcasing scenic views of Barb Scott Park. The main level also hosts a convenient full bathroom with a large shower, a generous dining area, and a lovely kitchen featuring quartz counters and stainless steel appliances, complemented by a sizable walk-in pantry. Venture downstairs to find two generously sized bedrooms, each with its own unique charm. One bedroom has access to a large patio through patio doors, perfect for enjoying the outdoors. The primary bedroom boasts an ensuite bathroom for added privacy, while both bedrooms offer ample storage with walk-in closets. The lower level is completed by a hallway space perfect for a home office and a mechanical room with laundry facilities. Secured parkade ensures convenience and peace of mind. Each unit includes a storage cabinet at the front of the stall, adding to the practicality of this incredible property. Pet friendly complex with board approval, enjoy using the park directly across the street. Prime location situated only blocks from 17 Ave, downtown, and grocery stores; many of the best restaurants and shops are only steps



away. Floor plans and a 3D tour are readily available, providing a glimpse into this stylish townhouse!

Built in 1994

Essential Information

MLS® #	A2121580
Price	\$375,000
Sold Price	\$406,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	553
Acres	0.00
Year Built	1994
Type	Residential
Sub-Type	Row/Townhouse
Style	Bi-Level
Status	Sold

Community Information

Address	1, 1209 9 Street Sw
Subdivision	Beltline
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2R1C5

Amenities

Amenities	Secured Parking, Storage, Trash
Parking Spaces	1
Parking	Assigned, Covered, Parkade, Secured

Interior

Interior Features	Closet Organizers, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Separate Entrance, Storage
Appliances	Dishwasher, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer/Dryer Stacked, Window Coverings

Heating	Fireplace(s), Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full, Walk-Up To Grade

Exterior

Exterior Features	Private Entrance
Lot Description	Low Maintenance Landscape
Roof	Membrane
Construction	Stucco, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	April 10th, 2024
Date Sold	April 17th, 2024
Days on Market	7
Zoning	CC-MHX
HOA Fees	0.00

Listing Details

Listing Office	CIR Realty
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