

# \$339,900 - 604, 1020 9 Avenue Se, Calgary

MLS® #A2152946

**\$339,900**

1 Bedroom, 1.00 Bathroom, 522 sqft

Residential on 0.00 Acres

Inglewood, Calgary, Alberta

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.

Built in 2020

### Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2152946    |
| Price          | \$339,900   |
| Sold Price     | \$339,900   |
| Bedrooms       | 1           |
| Bathrooms      | 1.00        |
| Full Baths     | 1           |
| Square Footage | 522         |
| Acres          | 0.00        |
| Year Built     | 2020        |
| Type           | Residential |
| Sub-Type       | Apartment   |
| Style          | Apartment   |
| Status         | Sold        |

### Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 604, 1020 9 Avenue Se |
| Subdivision | Inglewood             |
| City        | Calgary               |
| County      | Calgary               |
| Province    | Alberta               |
| Postal Code | T2G0S7                |

### Amenities

|                |                                                                                                         |
|----------------|---------------------------------------------------------------------------------------------------------|
| Amenities      | Bicycle Storage, Elevator(s), Roof Deck, Secured Parking, Snow Removal, Storage, Trash, Visitor Parking |
| Parking Spaces | 1                                                                                                       |
| Parking        | Heated Garage, Parkade, Secured, Titled, Underground                                                    |

**Interior**

|                   |                                                                                                                         |
|-------------------|-------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Breakfast Bar, Built-in Features, Closet Organizers, Kitchen Island, Open Floorplan, Quartz Counters, Recessed Lighting |
| Appliances        | Dishwasher, Gas Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer Stacked, Window Coverings                         |
| Heating           | Fan Coil                                                                                                                |
| Cooling           | Central Air                                                                                                             |
| # of Stories      | 7                                                                                                                       |

**Exterior**

|                   |                                          |
|-------------------|------------------------------------------|
| Exterior Features | Balcony, Courtyard, Private Entrance     |
| Construction      | Composite Siding, Concrete, Metal Siding |

**Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | July 29th, 2024  |
| Date Sold      | August 8th, 2024 |
| Days on Market | 10               |
| Zoning         | C-COR1 f4.0h22.5 |
| HOA Fees       | 0.00             |

**Listing Details**

|                |                              |
|----------------|------------------------------|
| Listing Office | RE/MAX Real Estate (Central) |
|----------------|------------------------------|

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