## 613, 1020 9 Avenue SE Calgary, Alberta

MLS # A2258873

\$389,900

Inglewood

	DIVISIOII.	inglowed a			
	Type:	Residential/High R	Residential/High Rise (5+ stories)		
	Style:	Apartment-Single Level Unit			
	Size: Beds:	846 sq.ft.	Age:	2019 (6 yrs old)	
		2	Baths:	2	
	Garage:	Enclosed, Heated	Garage, Off	Street, Owned, Parkade, Secured, Stall,	, Titled
	Lot Size:	-			
	Lot Feat:	-			
Central, Natural Gas		Water:	-		
Tile		Sewer:	-		
-		Condo Fee	e: \$892		
-		LLD:	-		
Concrete		Zoning:	C-COR	1	
-		Utilities:	-		
Double Vanity, Elevator, Kitchen Island, Open Floor	plan, Pantry, Q	uartz Counters			
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	Tile Concrete - Double Vanity, Elevator, Kitchen Island, Open Floor	Type: Style: Size: Beds: Garage: Lot Size: Lot Feat:  Central, Natural Gas  Tile Concrete - Double Vanity, Elevator, Kitchen Island, Open Floorplan, Pantry, Quantity, Quantity, Canada, Control of the Control of t	Type: Residential/High R Style: Apartment-Single Size: 846 sq.ft.  Beds: 2 Garage: Enclosed, Heated Lot Size: - Lot Feat: -  Central, Natural Gas Water:  Tile Sewer:  - Condo Fee - LLD: Concrete Zoning: Double Vanity, Elevator, Kitchen Island, Open Floorplan, Pantry, Quartz Counters	Type: Residential/High Rise (5+ storied Style: Apartment-Single Level Unit Size: 846 sq.ft. Age: Beds: 2 Baths: Garage: Enclosed, Heated Garage, Off Storied Size: - Lot Feat: - Lot Feat: - Sewer: - Tile Sewer: - LLD: - Condo Fee: \$892 LLD: - LLD: - Double Vanity, Elevator, Kitchen Island, Open Floorplan, Pantry, Quartz Counters	Type: Residential/High Rise (5+ stories)  Style: Apartment-Single Level Unit  Size: 846 sq.ft. Age: 2019 (6 yrs old)  Beds: 2 Baths: 2  Garage: Enclosed, Heated Garage, Off Street, Owned, Parkade, Secured, Stall.  Lot Size: -  Lot Feat: -  Central, Natural Gas Water: -  Condo Fee: \$892  -  Concrete Zoning: C-COR1  Double Vanity, Elevator, Kitchen Island, Open Floorplan, Pantry, Quartz Counters

Division:

Set in Calgary's vibrant Inglewood, this contemporary condo delivers the perfect balance of convenience and comfort. This sunlit sixth-floor unit enjoys abundant natural light from its south-facing exposure. The open-concept design is anchored by sleek tiled floors and a stylish Euro kitchen, complete with a spacious sit-at island, premium appliances, and a five-burner gas range. A built-in dining table enhances the island's versatility, and the living room connects to a large south-facing patio with a gas line and clear views, great for entertaining or relaxing. The primary bedroom offers a five-piece ensuite with dual sinks, while a full bath serves the second bedroom. Extras include in-suite laundry, titled heated underground parking, a wash bay, secure bike storage, and a rooftop patio. With the Bow River, downtown, East Village, the Stampede Grounds, and the Saddledome just outside your door, you're connected to the best of both nature and city living. Main-floor amenities and daily essentials are right outside your door, while parks, schools, shopping, and dining are just minutes away.