

# \$384,900 - 609, 1020 9 Avenue Se, Calgary

MLS® #A2212389

**\$384,900**

1 Bedroom, 1.00 Bathroom, 648 sqft

Residential on 0.00 Acres

Inglewood, Calgary, Alberta

Discover urban living at its finest in Calgary's historic neighborhood of Inglewood.

Unique opportunity to own this one bath, one bed + den unit which comes fully furnished. Everything you see can be included. All you need to bring is your tooth brush. Great for an investor or first time buyer.

The gleaming white kitchen has a white paneled fridge freezer, stainless steel stove, microwave and dishwasher. The sink is in the island with a built in dining counter. Large windows in the living room and bedroom bring tons of light into the unit. The air-conditioning will keep your unit cool on those hot summer days. The den will make a fine office if you work from home. Walk to downtown or the river pathway system. All of this plus an underground titled parking stall, your own private storage locker, and the expansive balcony that overlooks vibrant 9th Avenue and its incredible restaurants, pubs and the boutique shopping experience. Within walking distance to downtown, the Bow River, Bow River Pathways, St. George's Island and the Calgary Zoo. Don't miss the guest suite that's available to book in the building, and a communal patio space with BBQ hook ups on the building's north side. Exceptional value at an Exceptional price. Don't miss out on this amazing Buy!

Built in 2019



## Essential Information

MLS® #	A2212389
Price	\$384,900
Bedrooms	1
Bathrooms	1.00
Full Baths	1
Square Footage	648
Acres	0.00
Year Built	2019
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

## Community Information

Address	609, 1020 9 Avenue Se
Subdivision	Inglewood
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2G 0S7

## Amenities

Amenities	Elevator(s), Parking, Visitor Parking, Guest Suite
Parking Spaces	1
Parking	Parkade, Titled

## Interior

Interior Features	Elevator, Kitchen Island, Open Floorplan, Pantry, Quartz Counters
Appliances	Dishwasher, Dryer, Refrigerator, Stove(s), Washer
Heating	Natural Gas, Central
Cooling	Central Air
# of Stories	7

## Exterior

Exterior Features	Balcony
Lot Description	See Remarks
Construction	Concrete

## Additional Information

Date Listed	May 6th, 2025
Days on Market	5
Zoning	C-COR1

### **Listing Details**

Listing Office	Real Broker
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