

**204, 1526 9 Avenue SE**  
**Calgary, Alberta**

**MLS # A2152847**



**\$329,500**

<b>Division:</b>	Inglewood		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment		
<b>Size:</b>	562 sq.ft.	<b>Age:</b>	2016 (8 yrs old)
<b>Beds:</b>	1	<b>Baths:</b>	1 full / 1 half
<b>Garage:</b>	Titled, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard	<b>Water:</b>	-
<b>Floors:</b>	Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 617
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Wood Frame	<b>Zoning:</b>	DC
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Closet Organizers, High Ceilings, No Smoking Home, Quartz Counters		

**Inclusions:** N/A

Nestled in the vibrant community of Inglewood, this outstanding condo offers more than just a place to live—it’s a lifestyle enhancement. This 1-bedroom, 1.5-bathroom unit features an open-concept design with 9-foot ceilings that fill the space with light and energy. The kitchen is a chef’s delight, showcasing a gas stove, sleek quartz countertops, stainless steel appliances, and under-cabinet lighting. The living area, with its elegant hardwood floors and Hunter Douglas blinds, is bathed in natural light, creating a warm and inviting ambiance. Brand new Washer/Dryer installed January 2024. But there’s more to enjoy. Picture yourself relaxing on your private patio with a natural gas hook-up for grilling, or take advantage of the shared terrace, complete with a spacious sitting area surrounded by lush greenery. Convenience is a standout feature here, with a heated underground parking stall, a storage locker, and a daycare on the ground floor. The public playground right next to the building is perfect for young families. Visitor parking is conveniently available both off-street and underground, making it easy to entertain friends and family. The location couldn’t be better. i.D. Inglewood is just a short walk from popular spots like Rosso Coffee Roasters, Spolumbo’s, the Blues Can, The Nash, Without Papers, and many other fantastic shops, giving your social life a boost. You’re also minutes away from downtown Calgary and the tranquil Bow River. Enjoy walking distance easy access to Bus Stop 101, the future Green Line City Train, Music Mile, Saddledome, Pearce Estate Park, Inglewood Golf Club, Calgary Zoo, St. George Island, YWCA, and Mills Park. Whether you’re a first-time buyer or a savvy investor, this is your opportunity to own a prime piece of Inglewood. Don’t miss out, call your favorite realtor

today!