

# \$319,900 - 204, 1526 9 Avenue Se, Calgary

MLS® #A2195866

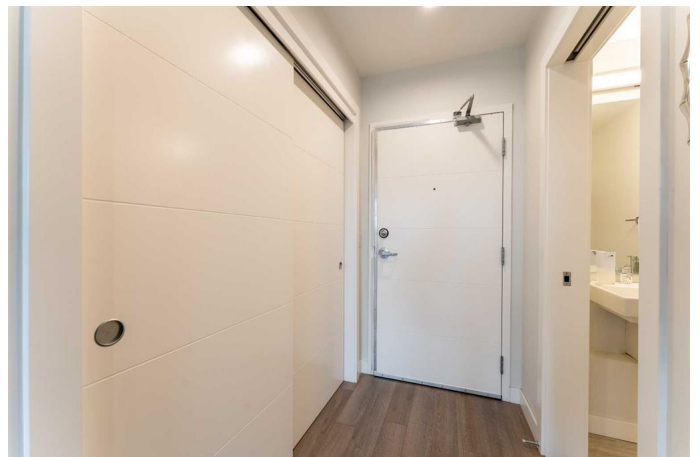
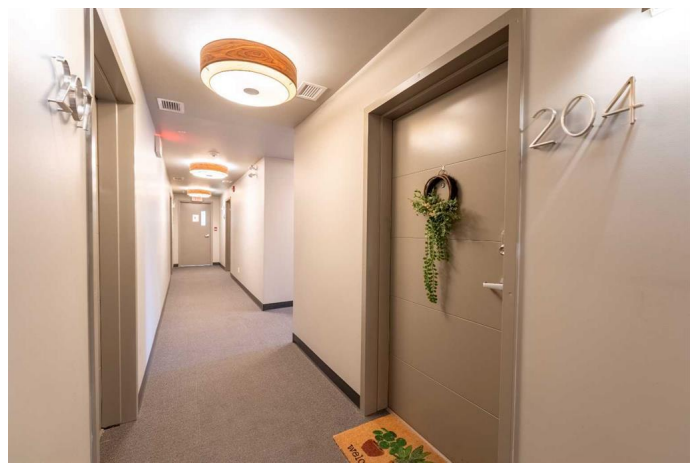
**\$319,900**

1 Bedroom, 2.00 Bathroom, 562 sqft

Residential on 0.00 Acres

Inglewood, Calgary, Alberta

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. New Washer/Dryer installed 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 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!

Built in 2016

### Essential Information

MLS® #	A2195866
Price	\$319,900
Bedrooms	1
Bathrooms	2.00
Full Baths	1
Half Baths	1
Square Footage	562
Acres	0.00
Year Built	2016
Type	Residential
Sub-Type	Apartment
Style	Apartment
Status	Active

### Community Information

Address	204, 1526 9 Avenue Se
Subdivision	Inglewood
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2G0T7

### Amenities

Amenities	Bicycle Storage, Community Gardens, Elevator(s), Parking, Playground, Secured Parking, Storage, Trash, Visitor Parking, Day Care, Picnic Area, Park, Snow Removal
Parking Spaces	1

Parking See Remarks, Underground, Parkade, Stall, Titled

### **Interior**

Interior Features No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Walk-In Closet(s)

Appliances Dishwasher, Dryer, Gas Range, Microwave Hood Fan, Oven, Refrigerator, Washer, Window Coverings

Heating Baseboard

Cooling None

# of Stories 4

### **Exterior**

Exterior Features BBQ gas line, Playground, Courtyard

Construction Brick, Wood Frame

### **Additional Information**

Date Listed February 20th, 2025

Days on Market 22

Zoning DC

### **Listing Details**

Listing Office CIR Realty

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