



## 1020 9 Avenue Calgary Alberta

\$349,900

Are you looking for a home or investment - in a building that offers cutting-edge architectural design - in the HEART of historic/urban-hip INGLEWOOD?! With Norman Foster's Bow Tower to the National Music Centre close by -- this area is an architectural dream! AVLI on Atlantic is a boutique style building in an IDEAL location. The walkability and access to excellent amenities - right out your front door - is one of the biggest benefits of living here... F45 gym is literally IN the building! This building is PET friendly with board approval (one dog or one cat under 50 lbs) - there is a fun sign in lobby with polaroids of all pets living in the building! Amenities within AVLI are extensive and include outdoor terrace with barbecue hookups on the 3rd floor (great for having a dinner party with friends), second floor common area, guest suite for overnight visitors, dedicated spot for car washing, secure bike storage, visitor/guest parking underground. The neighbourhood offers many great things to do - and it is a quick walk or cycle downtown, close to two rivers, the pathways and parks, plus many great shops, restaurants and breweries. EASY access to Crossroads Market, the Calgary Zoo PLUS popular music venues like The Blues Can & Ironwood - all within walking distance. Love Hockey games or the Stampede?! Walk there in 20 mins! Airport is also 20 mins away by car. Transit so close. This unit is SLEEK and modern. One bedroom and one full bath. Bathroom is also fully tiled to keep things clean and sleek. Stackable Laundry IN the unit! Walk in - and be welcomed by a wall of high gloss flat panel cabinets (great storage), chrome hardware throughout, tile floors (so easy to keep clean!), a range that is dual fuel - gas burners and electric oven! Microwave hood fan. Panelled refrigerator and dishwasher - large island and white quartz countertops. East and S...

4pc Bathroom 4.83 Ft x 9.00 Ft

Bedroom 10.50 Ft x 13.83 Ft

Kitchen 10.75 Ft x 10.17 Ft

Living room 11.33 Ft x 9.00 Ft

Listing Presented By:



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Royal LePage Benchmark

<http://www.clientfirst.ca/>



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REALTY

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