



# 1205 9 Street Calgary Alberta

\$318,000

Price Reduced! Welcome to this inviting 2-bedroom, 2-bath townhouse overlooking the picturesque Barb Scott Park. Boasting over 1,000 square feet of refined living space, this residence offers a comfortable living experience. The main level features a spacious living area complemented by a cozy fireplace, creating a warm and welcoming atmosphere. The open kitchen is equipped with ample cabinetry and modern appliances. Additionally, the main level includes an office, adding functionality and convenience. Descending to the basement, you'll find a generously sized master bedroom, a well-appointed second bedroom, and a 3-piece bathroom. The master bedroom offers a walk-in closet and a 4-piece ensuite. For added convenience, there is parking in front and secured parking behind, under the Fountain Walk courtyard. Additional assigned storage is also available. Book your private showing today! (id:6769)

Bedroom 3.33 M x 2.77 M  
Other 2.59 M x 1.88 M  
3pc Bathroom 2.16 M x 1.63 M  
Laundry room 1.52 M x 1.02 M  
Primary Bedroom 3.38 M x 2.90 M

4pc Bathroom 2.44 M x 1.52 M  
Office 2.44 M x 1.65 M  
Living room 4.93 M x 3.61 M  
Other 4.17 M x 3.48 M  
Other 1.20 M x .99 M

Listing Presented By:



Originally Listed by:  
Grand Realty

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