



1207 9 Street Calgary Alberta

\$425,000

****OPEN HOUSE Sunday, March 23, 12-2pm**** Experience vibrant inner-city living in this stylish Beltline townhouse, offering 1109 sq ft of modern comfort. Imagine mornings filled with sunlight, as your east-facing kitchen overlooks the dynamic Chinook Arc art installation in Barb Scott Park. The open-concept main floor features a sleek kitchen with stainless steel appliances, seamlessly flowing into a living and dining area warmed by a corner gas fireplace. A versatile den space offers flexibility for a home office or creative retreat. The lower level is your private retreat, complete with the luxurious comfort of in-floor radiant heating. Two spacious bedrooms await, including one with a coveted walk-out to a private patio, extending your living space outdoors. Indulge in the refinished ensuite bathroom, featuring a refinished tub, and complemented by elegant slate floors. New carpeting adds a touch of modern comfort. A stacked washer/dryer and ample storage complete this level. Recent upgrades, including a fresh paint job and all-new lighting, ensure a move-in-ready experience. Secure underground parking with extra storage behind the stall provides added convenience. This townhouse offers more than just a place to live; it's a lifestyle. Immerse yourself in the vibrant energy of Calgary's downtown, with easy access to all urban conveniences. This is your opportunity to own a piece of the city's dynamic heart - Call today! (id:6769)

3pc Bathroom 5.25 Ft x 6.75 Ft

4pc Bathroom 7.42 Ft x 8.08 Ft

Bedroom 13.92 Ft x 9.58 Ft

Primary Bedroom 12.17 Ft x 11.08 Ft

Furnace 3.08 Ft x 6.75 Ft

Dining room 5.92 Ft x 8.25 Ft

Kitchen 7.83 Ft x 12.92 Ft

Living room 12.08 Ft x 17.17 Ft

Listing Presented By:



Originally Listed by:
Real Broker

<https://www.sanostante.com/>



Real Estate Professionals Inc.

202, 5403 CROWCHILD TRAIL
N.W., Calgary, AB, T3B4Z1

Phone: 403-547-4102
cm.mackenzie@shaw.ca