



# 1020 9 Avenue Calgary Alberta

\$485,000

Welcome to AVLI on Atlantic Condos, a stunning development by RED Management. This contemporary and bright condo spans over 726 sqft and is nestled in the lively inner-city neighborhood of Inglewood! The 2-bedroom, 2-bathroom unit boasts over \$10,000 in recent enhancements for added functionality. These updates include new kitchen countertops with an overhanging island, an oversized washer and dryer, a built-in shelving system at the front entrance with a mirror and solid walnut coat hanger, a new microwave, and an upgraded kitchen faucet. Upon entering, you'll be captivated by the gourmet kitchen, which radiates elegance. It features high-gloss cabinetry, quartz countertops, stainless steel appliances, a gas range, soft-close drawers, and a built-in pantry, making it a chef's delight. The living area is bright and airy, thanks to the east-facing floor-to-ceiling windows that let in ample natural light, beautifully complemented by white tiling and wide plank flooring throughout. A custom TV wall mount in the corner enhances the functional use of the space. The primary bedroom offers European wardrobes, a luxurious 5-piece ensuite with a rain head shower, and in-suite laundry. The second bedroom includes a minimalist wardrobe and a 4-piece cheater ensuite. The large balcony is perfect for enjoying views of Calgary's tree canopy and downtown skyscrapers in the distance. This unit comes with a titled underground parking spot, an assigned storage locker, central A/C, and a BBQ gas hookup. AVLI is a well-managed residential building featuring a rooftop terrace, bike storage, and a second-floor social room. Explore Inglewood's charming local shops, restaurants, the Inglewood Night Market, guided Ghost Walk tours, the Inglewood Bird Sanctuary, pop-up festivals, and more. Schedule your showing today! (id:6769)

Living room 13.00 Ft x 11.00 Ft  
 Kitchen 13.75 Ft x 8.17 Ft  
 Primary Bedroom 10.00 Ft x 9.67 Ft  
 5pc Bathroom 9.67 Ft x 9.67 Ft  
 Bedroom 11.67 Ft x 10.67 Ft

4pc Bathroom 9.08 Ft x 5.17 Ft  
 Foyer 13.00 Ft x 4.00 Ft  
 Laundry room 3.50 Ft x 2.83 Ft  
 Other 14.17 Ft x 6.08 Ft

Listing Presented By:



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