



# 1203 9 Street Calgary Alberta

\$430,000

2 BEDROOMS | 2 BATHROOMS | 1, 276 SQFT | 2 STOREY TOWNHOME | 1 UNDERGROUND PARKING STALL | FRESHLY PAINTED | NEW CARPET | Welcome to this beautiful newly painted townhouse across the street from Barb Scott Park in Calgary's vibrant Beltline. This home features an open concept main floor plan with a large, bright and airy living room with a beautiful feature gas fireplace and large window. Enjoy the attached dining area that seamlessly connects to the kitchen, creating an inviting atmosphere. The kitchen features quartz countertops with a breakfast bar, plenty of cabinet and counter space and has a large pantry for all your storage needs. This level is perfect to entertain friends and family and opens onto a front deck overlooking the park. Upstairs features new carpet with a spacious master bedroom with large window, double closets, and luxurious 5-piece ensuite bathroom. The second floor also includes a second bedroom featuring a walk-in closet and opens its own deck overlooking the courtyard to enjoy the outdoors as well as a 3-piece bathroom for guests. This home has one underground assigned secure parking stall and is conveniently located close to all amenities in walking distance. Just steps away you will find your local grocery store and numerous restaurants and shops a few blocks away on 17th Avenue! Don't miss out on owning this home! (id:6769)

Foyer 5.67 Ft x 5.33 Ft  
Living room 14.17 Ft x 12.83 Ft  
Dining room 11.00 Ft x 8.00 Ft  
Kitchen 11.33 Ft x 9.17 Ft  
Other 5.83 Ft x 5.67 Ft  
Primary Bedroom 11.33 Ft x 11.00 Ft

5pc Bathroom 10.67 Ft x 4.83 Ft  
Bedroom 11.50 Ft x 10.17 Ft  
3pc Bathroom 8.00 Ft x 6.00 Ft  
Laundry room 7.50 Ft x 6.83 Ft  
Other 4.50 Ft x 2.33 Ft

Listing Presented By:



Originally Listed by:  
RE/MAX First

<http://www.mathewsaidmorley.com/>

**RE/MAX Realty Professionals**

#10, 6020 - 1A ST SW , Calgary, AB,

Phone: 403-259-4141  
darylcarlson@shaw.ca