

# \$399,900 - 613, 1020 9 Avenue Se, Calgary

MLS® #A2195494

**\$399,900**

2 Bedroom, 2.00 Bathroom, 846 sqft

Residential on 0.00 Acres

Inglewood, Calgary, Alberta

Nestled in the heart of Calgary's vibrant Inglewood neighbourhood, this modern condo offers prime walkability to the Bow River pathways, Downtown, East Village, The Stampede Grounds, and The Saddledome. With main-floor amenities and daily essentials steps away, it blends urban convenience with neighbourhood charm, minutes from parks, schools, shopping, and dining. Situated in a newer building, this sunlit 6th-floor unit enjoys abundant natural light with its south-facing exposure. The open-concept layout features sleek tiled floors, a stylish Euro kitchen with a spacious sit-at-island, and premium appliances, including a five-burner gas stove. A built-in table extends from the island, adding both function and style. The family room opens to a large south-facing patio with a gas line and unobstructed views. The primary bedroom features a luxurious five-piece ensuite with dual sinks, while a well-appointed family bathroom complements the sizable second bedroom. Additional amenities include the convenience of in-suite laundry, a tiled heated underground parking stall with access to a resident wash bay, a shared rooftop patio and secure bike storage. This unit is currently leased until the end of August and presents a fantastic investment opportunity. If you choose to assume the tenant, it comes fully furnished.

Built in 2019

## Essential Information



MLS® #	A2195494
Price	\$399,900
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	846
Acres	0.00
Year Built	2019
Type	Residential
Sub-Type	Apartment
Style	High-Rise (5+)
Status	Active

### Community Information

Address	613, 1020 9 Avenue Se
Subdivision	Inglewood
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2G 0S7

### Amenities

Amenities	Bicycle Storage, Car Wash, Elevator(s), Parking, Secured Parking, Storage, Trash, Visitor Parking
Parking Spaces	1
Parking	Heated Garage, Off Street, Parkade, Secured, Stall, Titled, Underground, Enclosed, Owned

### Interior

Interior Features	Double Vanity, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Elevator
Appliances	Dishwasher, Microwave Hood Fan, Refrigerator, Window Coverings, Gas Stove, Washer/Dryer Stacked
Heating	Central, Natural Gas
Cooling	Central Air
# of Stories	7

### Exterior

Exterior Features	Private Entrance, Storage
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Construction            Concrete

**Additional Information**

Date Listed            February 21st, 2025  
Days on Market        79  
Zoning                  C-COR1

**Listing Details**

Listing Office           RE/MAX First

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