

**601, 1020 9 Avenue SE  
Calgary, Alberta**

**MLS # A2226223**



**\$725,000**

<b>Division:</b>	Inglewood		
<b>Type:</b>	Residential/High Rise (5+ stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	1,268 sq.ft.	<b>Age:</b>	2019 (6 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Parkade, Titled, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Ceramic Tile	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 1,287
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Composite Siding, Concrete	<b>Zoning:</b>	C-COR1 f4.0h22.5
<b>Foundation:</b>	-	<b>Utilities:</b>	-

**Features:** Built-in Features, Ceiling Fan(s), Closet Organizers, Double Vanity, No Animal Home, No Smoking Home, Open Floorplan, Recessed Lighting, Storage

**Inclusions:** Furniture, wall mount and TV may be included.

**\*\*PRICE IMPROVEMENT\*\*** Welcome to unit 601, a stylish 1250+ sq ft sub-penthouse in the modern Avli On Atlantic- a very sleek building in historic Inglewood, steps to great shopping, excellent restaurants, cool pubs and very walkable to the Bow Valley pathways, Fort Calgary, The Saddledome and downtown. This large 2 bedroom, 2 bathroom, 2 titled parking stall unit features a wall of windows flooding the main living space with natural light, architectural touches - cove ceilings, concrete pillar, gleaming tile floors and custom roller blinds. The European style kitchen has ample counter space, built in pantry, integrated dishwasher & fridge, additional cabinets and an extended quartz island with wooden accent, all over looking the dining and main living area, perfect for entertaining. Dual sliders open to the large 300+ square foot wrap around patio (with n-gas hook up) where you have stunning views of 9th Avenue, Ramsey, Inglewood and downtown. The large primary bedroom has modular storage cabinets and a 4 piece ensuite with floating dual vanity & heated floors, an excellent retreat. This unit has it all including ensuite laundry and storage, additional large storage locker, secure bike storage, visitor parking, guest suite and common furnished terrace (3rd floor) for larger get-togethers. The building is very well taken care of and the location is supreme. Seller has great incentives in place for a Buyer.