

**306, 1020 9 Avenue SE  
Calgary, Alberta**

**MLS # A2235920**



**\$346,000**

<b>Division:</b>	Inglewood		
<b>Type:</b>	Residential/High Rise (5+ stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	643 sq.ft.	<b>Age:</b>	2019 (6 yrs old)
<b>Beds:</b>	1	<b>Baths:</b>	1
<b>Garage:</b>	Heated Garage, Stall, Titled, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Boiler, Fan Coil, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Ceramic Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Membrane, Tar/Gravel	<b>Condo Fee:</b>	\$ 654
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Metal Siding	<b>Zoning:</b>	C-COR1 f4.0h22.5
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Built-in Features, Closet Organizers, Elevator, Kitchen Island, Open Floorplan, Quartz Counters		

**Inclusions:** fire table, exterior patio sectional, exterior dining table/chairs. All furniture can all be included at no charge (except staging items).

Welcome to AVLI on Atlantic—a modern masterpiece in the heart of historic Inglewood, crafted by the award-winning Sturgess Architecture. This boutique CONCRETE building offers the best of both worlds: a vibrant location surrounded by acclaimed restaurants, galleries, and shops—yet behind the scenes, the Avli has a hidden quiet side. Located on the third floor, this exceptional unit boasts a rare ROOFTOP TERRACE that stretches the living space by nearly 400 sq. ft. Overlooking mature trees, heritage homes, and the serene river valley, the private terrace is an outdoor oasis complete with two gas lines, slate tile, and hardwood decking—perfect for summer entertaining or simply soaking in the serenity. The quality sectional and fire table that fit the space perfectly are included with the unit. With a northeast exposure, the space enjoys bright morning sun and the stunning 26-foot wall of floor-to-ceiling windows bathes the interior in soft natural light throughout the day. Inside, the modern design continues with a sleek gourmet kitchen featuring a massive quartz island, a gas range, integrated appliances, built-in pantry, and an open dining area. The king-sized primary bedroom offers terrace views, a custom built-in closet, and direct access to the elegant 4-piece bath and in-suite laundry. A soundproofed den provides incredible flexibility—ideal as a home office, walk-in dressing room, or even a recording or content-creation studio. Additional highlights include: • Central air conditioning. • Titled underground parking stall. • Secure storage locker (4' x 6.5') • Guest suite, bike storage, and two high-speed elevators. • Pet-friendly building. • Furniture included\* All of this just one block from the Bow and Elbow River pathways and within walking

distance to the Calgary Zoo, Stampede Park, LRT, and downtown. This is more than a condo—it's a lifestyle in Calgary's most character-filled neighborhood.