

205, 1526 9 Avenue SE  
Calgary, Alberta

MLS # A2242792



# \$289,000

|           |                                    |        |                  |
|-----------|------------------------------------|--------|------------------|
| Division: | Inglewood                          |        |                  |
| Type:     | Residential/Low Rise (2-4 stories) |        |                  |
| Style:    | Apartment-Single Level Unit        |        |                  |
| Size:     | 557 sq.ft.                         | Age:   | 2016 (9 yrs old) |
| Beds:     | 1                                  | Baths: | 1                |
| Garage:   | Heated Garage, Titled, Underground |        |                  |
| Lot Size: | -                                  |        |                  |
| Lot Feat: | -                                  |        |                  |

|             |                                                                                       |            |        |
|-------------|---------------------------------------------------------------------------------------|------------|--------|
| Heating:    | Baseboard, Forced Air, Natural Gas                                                    | Water:     | -      |
| Floors:     | Tile, Vinyl Plank                                                                     | Sewer:     | -      |
| Roof:       | Tar/Gravel                                                                            | Condo Fee: | \$ 617 |
| Basement:   | None                                                                                  | LLD:       | -      |
| Exterior:   | Brick, Stucco, Wood Frame                                                             | Zoning:    | DC     |
| Foundation: | Poured Concrete                                                                       | Utilities: | -      |
| Features:   | Closet Organizers, No Animal Home, No Smoking Home, Open Floorplan, Walk-In Closet(s) |            |        |

Inclusions: N/A

Welcome to the vibrant and sought after community of Inglewood! This modern, south facing one bedroom condo offers a sleek and functional layout just steps from beautiful Mills Park and the Bow River pathway system. Enjoy quiet, private living with no direct wall neighbours - bordered by a stairwell, hallways, and your own spacious patio that opens directly onto a shared terrace, perfect for relaxing or entertaining. The open concept floorplan connects the kitchen, dining, and living areas, making the space feel bright and inviting. The European style kitchen features flat-panel cabinetry, quartz countertops, and premium stainless steel appliances, including a gas range &mdash; perfect for cooking enthusiasts. The generous bedroom is bathed in natural light and connects to a large walk-in closet, insuite laundry, and a modern 3 piece bathroom. Additional features include: &bull; Titled, heated underground parking &bull; Private storage unit &bull; Pet-friendly building (with board approval) &bull; On-site daycare and salon &bull; Steps from local coffee shops, boutiques, restaurants, and everything Inglewood has to offer The city approved paving the back alley to be completed in 2026, adding to the convenience and long-term value of this well-located home. Whether you're a first-time buyer, young professional, or investor, this home blends privacy, location, and lifestyle in one of Calgary's most character-filled neighbourhoods. Welcome home to Inglewood living at its best!