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613, 1020 9 Avenue SE  
 Calgary, Alberta

MLS # A2195494



**\$439,900**

<b>Division:</b>	Inglewood		
<b>Type:</b>	Residential/High Rise (5+ stories)		
<b>Style:</b>	Apartment-High-Rise (5+)		
<b>Size:</b>	846 sq.ft.	<b>Age:</b>	2019 (6 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Enclosed, Heated Garage, Off Street, Owned, Parkade, Secured, Stall, Titled		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Central, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Tile	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 892
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete	<b>Zoning:</b>	C-COR1
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Double Vanity, Elevator, Kitchen Island, Open Floorplan, Pantry, Quartz Counters		

**Inclusions:** -

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 titled 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.