

**705, 1020 9 Avenue SE**  
**Calgary, Alberta**

**MLS # A2322271**



**\$399,900**

<b>Division:</b>	Inglewood		
<b>Type:</b>	Residential/High Rise (5+ stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	627 sq.ft.	<b>Age:</b>	2019 (7 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Garage Door Opener, Heated Garage, Parkade, Stall, Titled, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Fan Coil	<b>Water:</b>	-
<b>Floors:</b>	Ceramic Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Membrane, Tar/Gravel	<b>Condo Fee:</b>	\$ 661
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Composite Siding, Glass, Metal Siding	<b>Zoning:</b>	C-COR1 f4.0h22.5
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-

**Features:** Built-in Features, Closet Organizers, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Quartz Counters, Recessed Lighting, Storage, Vinyl Windows, Wood Counters

**Inclusions:** 1 garage fobs & 2 entry fobs

This stunning top floor end unit in the sought-after Avli on Atlantic building is ready for its new owner! Perched on the 7th floor with no one above and only 1 shared wall, this immaculate 2-bedroom, 2-bathroom home offers breathtaking panoramic south and westerly downtown views. With no buildings directly opposite at this level, the views are truly unobstructed in every direction. Only 6 units share this level, with soaring 9' ceilings exclusive to the penthouse floor. The floor-to-ceiling glass windows flood the open-concept layout with an abundance of natural light and south exposure. Every square foot has been thoughtfully utilized, with a smart layout that eliminates wasted space and maximizes livability, complemented by a generous amount of in-suite storage throughout. The designer galley kitchen is a chef's dream, featuring full-height gloss cabinetry, a striking wood-grain backsplash, premium gas range with stainless appliances and a generous centre island with wraparound seating, all finished with sleek quartz countertops. A stylish double undermount sink anchors the island, perfectly positioned to overlook the living area. The sun-drenched living room opens to a spacious glass-railed balcony that runs the length of the unit with a gas line, ideal for entertaining with protected downtown views as your backdrop. A perfect spot to watch the action on 9th Avenue. A beautiful wood barn slider door leads to the serene primary suite, which enjoys its own private balcony access, a large built-in wardrobe, and a luxuriously upgraded ensuite. The second room is versatile, bathed in natural light with sweeping views, it can function beautifully as a second bedroom or inspiring home office. The 4-piece main bath with floor-to-ceiling tile and a bathtub is great for guests. In-suite stacked laundry, titled underground parking, and a separate storage locker complete the

package. Building amenities include a third floor communal patio, guest suite, and secured parking. Central air conditioning keeps things comfortable year-round. Located on vibrant 9th Avenue in trendy Inglewood, walk to award-winning restaurants, boutique shops, breweries, the Bow River pathway, bird sanctuary, East Village, and downtown. This is inner-city living at its best!