

203, 1526 9 Avenue SE
Calgary, Alberta

MLS # A2333593



\$299,900

Division:	Inglewood		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	649 sq.ft.	Age:	2016 (10 yrs old)
Beds:	2	Baths:	1
Garage:	Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Boiler	Water:	-
Floors:	Ceramic Tile, Laminate	Sewer:	-
Roof:	-	Condo Fee:	\$ 698
Basement:	-	LLD:	-
Exterior:	Brick, Metal Siding , Stucco	Zoning:	DC (pre 1P2007)
Foundation:	-	Utilities:	-
Features:	Kitchen Island, No Smoking Home, Open Floorplan, Quartz Counters, Walk-In Closet(s)		

Inclusions: Mail Key, Garage FOB, Building FOB

Welcome to the heart of Inglewood! Offering two bedrooms, a titled underground parking stall and an unbeatable location for under \$300,000, this stylish condo is an incredible opportunity to own in one of Calgary's most vibrant inner-city communities. The modern, open-concept floor plan creates a bright and inviting living space, with a functional kitchen flowing seamlessly into the dining and living areas. Two bedrooms offer flexibility for a roommate, guests , living room, or a dedicated home office, complemented by a full bathroom and thoughtful use of space throughout. Step outside and you're right on iconic 9th Avenue, surrounded by the independent shops, caf  s, restaurants and local favourites that make Inglewood such a sought-after neighbourhood. Whether you're a first-time buyer, investor or simply looking for an affordable way to embrace the inner-city lifestyle, this is a fantastic opportunity to call Inglewood home.