

304, 1526 9 Avenue SE
 Calgary, Alberta

MLS # A2248761

\$295,000



Division:	Inglewood		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	567 sq.ft.	Age:	2016 (9 yrs old)
Beds:	1	Baths:	1 full / 1 half
Garage:	Parkade, Stall, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Ceramic Tile, Laminate	Sewer:	-
Roof:	-	Condo Fee:	\$ 626
Basement:	-	LLD:	-
Exterior:	Brick, Stucco, Wood Frame	Zoning:	DC (pre 1P2007)
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Closet Organizers, Elevator, No Animal Home, No Smoking Home, Walk-In Closet(s)		

Inclusions: n/a

Incredible opportunity to get into the highly sought after community of Inglewood for under \$300,000! A popular community in Calgary that generates a small town feel with the perk of being minutes from downtown. This beautiful apartment, built in 2016, is located on 9th ave, in the heart of Inglewood. Walking distance to a variety of fantastic shops, restaurants, breweries, music stores and more! There are beautiful pathways along the river, close to a bird sanctuary, the crossroads farmer's market and the Calgary zoo. This pet friendly building has a private balcony plus a second community balcony for enjoying some beautiful fall days. This unit has the luxury of underground parking and storage with elevator access. Currently operating as a successful short term rental. Don't miss out on the chance to get into a wonderful area at a great price!