



GRASSROOTS
REALTY GROUP

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504, 1020 9 Avenue SE
Calgary, Alberta

MLS # A2334032



\$289,900

Division:	Inglewood		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	504 sq.ft.	Age:	2019 (7 yrs old)
Beds:	2	Baths:	1
Garage:	Alley Access, Enclosed, Garage Door Opener, Guest, Heated Garage, Off Str		
Lot Size:	-		
Lot Feat:	-		

Heating:	Fan Coil, Natural Gas	Water:	-
Floors:	Tile, Vinyl Plank	Sewer:	-
Roof:	-	Condo Fee:	\$ 531
Basement:	-	LLD:	-
Exterior:	Concrete	Zoning:	C-COR1
Foundation:	-	Utilities:	-
Features:	Breakfast Bar, Closet Organizers, Elevator, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Quartz Counters, Storage, Vinyl Windows		
Inclusions:	Fridge, Gas stove, Microwave, Dishwasher, Washer & Dryer, Blinds		

Come home to your exceptionally priced, stunning, and pet-friendly 2-bedroom (or 1-bedroom + den) condo in Avli on Atlantic, designed by award-winning Sturgess Architecture! Nestled in the heart of Calgary's vibrant Inglewood neighborhood, this contemporary condo with concrete construction offers everything you need to embrace the best of urban living. Built in 2019, this sleek 5th-floor unit is perfect for young professionals or anyone looking for a space that blends style, comfort, & convenience in one of the city's most desirable areas. As soon as you step inside, you'll be struck by the natural light pouring in from the north-facing floor-to-ceiling windows. The expansive views of the city & surrounding landscapes offer a peaceful backdrop to your daily life, creating a serene atmosphere throughout the entire unit. The kitchen is truly the heart of this home. With its high-gloss white cabinetry, integrated European appliances, & beautiful quartz countertops, it's both a functional space and a visual delight. The large island is perfect for meal prep, while also providing a welcoming spot to enjoy casual meals with friends or family. The spacious bedroom is more than just a place to sleep - it's your own private retreat. Imagine waking up to views of the city & river, with the comfort of a peaceful atmosphere that invites relaxation at the end of a busy day. The bedroom features a second door to the bathroom/laundry. The versatile 2nd bedroom/den offers endless possibilities, whether you need a home office, a guest room, a playroom, or just an extra storage area. A modern bathroom features a tub/shower combo and plenty of storage space, and the in-suite stacked washer/dryer adds that extra layer of convenience that makes urban living so much easier. Step outside onto your private, covered & large balcony, where you'll find

a natural gas BBQ hook-up - perfect for grilling & enjoying warm summer evenings. Whether you're sipping coffee in the morning or watching the stunning Calgary sunsets over the Bow River, this outdoor space will quickly become your favourite spot to unwind. This condo also includes air conditioning, a shared rooftop patio, bike storage, 1 titled indoor heated parking stall, a wash bay for residents in the underground parking, & a large storage locker - everything you need for a seamless lifestyle. With amenities on the main floor of the building, you are connected to many conveniences right out your door. Minutes away from parks, playgrounds, schools, pool, & an abundance of shopping & dining options. And with the future addition of the Greenline LRT station and the Arena Rivers District, your connection to your community will only improve.