



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

307, 1020 9 Avenue SE
Calgary, Alberta

MLS # A2336980



\$375,000

Division:	Inglewood		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	726 sq.ft.	Age:	2019 (7 yrs old)
Beds:	1	Baths:	1
Garage:	Enclosed, Heated Garage, Parkade, Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Fan Coil	Water:	-
Floors:	Tile	Sewer:	-
Roof:	-	Condo Fee:	\$ 678
Basement:	-	LLD:	-
Exterior:	Composite Siding, Concrete	Zoning:	C-COR1 f4.0h22.5
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Built-in Features, Closet Organizers, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Storage		
Inclusions:	Wardrobe in Den/Storage Room		

ONE-OF-A-KIND OUTDOOR LIVING | 29' x 18' PATIO | UNDERGROUND PARKING | PET-FRIENDLY | GUEST SUITE

For condo buyers who refuse to give up outdoor space, this one is something special. Located in AVLI on Atlantic, this contemporary one-bedroom plus den home offers 726 sqft of smartly designed interior living paired with an exceptional 29' x 18' private patio. More than simply a balcony, the expansive terrace offers true outdoor living with raised garden beds, established greenery and room for separate lounging, dining and BBQ areas, creating a rare urban retreat. The location is every bit as impressive. Step outside and you are immersed in one of Calgary's most distinctive and walkable communities, with the shops, cafés, pubs and restaurants of 9th Avenue right outside your door and downtown only minutes away. The Bow and Elbow River pathways, Pearce Estate Park, Bow Habitat Station, Inglewood Bird Sanctuary, Calgary Zoo and Harvie Passage are all close by, along with neighbourhood green spaces, playgrounds, the community garden and pump track. Historic streets and river access, together with the ongoing transformation of the nearby Rivers District and future Scotia Place, make Inglewood one of the city's most complete inner-city lifestyles. The interior delivers the clean, modern design AVLI is known for. Large-format tile runs throughout the open living space, while expansive windows bring in natural light and draw attention toward the terrace beyond. The kitchen features full-height high-gloss cabinetry, integrated refrigerator and dishwasher, quartz countertops, gas range, built-in microwave and a warm wood-grain backsplash. A substantial island combines double undermount sinks with an extended wraparound wood eating bar for excellent workspace and seating.

The living and dining areas are comfortably proportioned, while the primary bedroom is finished with a distinctive solid-core wood sliding door and enough space for a desk or reading area. The fully tiled bathroom includes a glass-enclosed shower with rainfall-style shower head, floating vanity and stacked in-suite laundry. A separate 9' x 5' storage/flex room adds valuable storage or flex space. Outside, the patio is what truly sets this home apart. With room for multiple seating and dining areas, a BBQ, large planters and extensive raised garden beds, it offers outdoor living rarely found in an apartment setting. The lush greenery adds privacy and creates an urban oasis. Additional features include central air conditioning, a titled underground parking stall, separate storage locker, guest suite, bike storage and access to the building's common rooftop patio. Designed by award-winning Sturgess Architecture, AVLI is a boutique concrete development with a modern lobby and distinctive glass elevators overlooking 9th Avenue. A rare combination of contemporary design, exceptional outdoor living and one of Calgary's most vibrant inner-city locations. Welcome Home.